


City of Colusa
General Plan



*Adopted by the Colusa City Council on October 4, 1994
Resolution 94-22*

MAR 12 1997

UNIVERSITY OF CALIFORNIA



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RESOLUTION #94-22

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF COLUSA CERTIFYING
THE GENERAL PLAN ENVIRONMENTAL
IMPACT REPORT AS FINAL AND ADOPTING THE
1994 CITY OF COLUSA GENERAL PLAN

WHEREAS, in accord with California Government Code Section 65355, the City of Colusa City Council has conducted public hearings on the City of Colusa General Plan, its seven mandatory elements, the General Plan Environmental Impact Report (EIR), which include all exhibits, text and graphic materials; and

WHEREAS, the City of Colusa Planning Commission has conducted extensive public hearings on the General Plan and General Plan EIR and the 1994 Draft General Plan has been approved and recommended by the Planning Commission; and

WHEREAS, the Planning Commission has recommended the Draft General Plan EIR, to the City Council for final certification; and

WHEREAS, the public, through various individuals and agencies, have made comments on the proposed General Plan and equivalent General Plan EIR as approved and recommended by the Planning Commission; and

WHEREAS, the City Council has reviewed those comments and incorporated those changes where appropriate without substantial modification to the recommendations of the Planning Commission, into the General Plan and equivalent General Plan EIR.

THEREFORE, BE IT RESOLVED that the City Council of the County of Colusa FINDS, DETERMINES, ORDERS AND HEREBY DECLARES AS FOLLOWS:

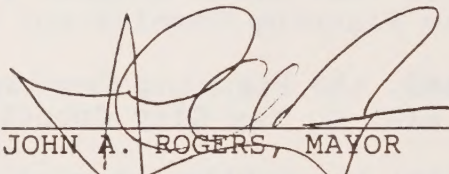
1. The City Council hereby certifies the General Plan Environmental Impact Report as final in compliance with the California Environmental Quality Act (Public Resources Code Section 21000, et seq.), the State EIR Guidelines (14 California Administrative Code Section 15000, et seq.), and City of Colusa Resolution #79-10.

2. The City Council hereby approves and adopts the 1994 City of Colusa General Plan consisting of the seven mandatory elements, all exhibits, text and graphics.

3. The adoption of the City of Colusa General Plan is in the public interest. The City Council finds and declares that the General Plan responds to the public's desires to maintain characters of the City of Colusa while allowing reasonable growth during the planning period.

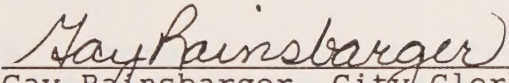
4. The Executive Secretary is hereby directed to file a Notice of Determination with the County Clerk and Recorder after adoption of this Resolution, certifying the EIR as final and adopting the City of Colusa General Plan.

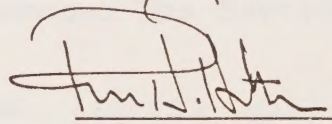
The foregoing resolution was passed and adopted at a regular meeting of the City Council of the City of Colusa held on the 4th day of October, 1994.


JOHN A. ROGERS, MAYOR

ATTEST:

APPROVED AS TO FORM:


Gay Rainsbarger, City Clerk


Palmer H. Hatch, City Attorney

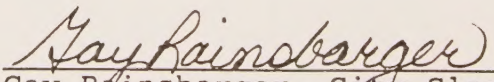
STATE OF CALIFORNIA)
COUNTY OF COLUSA) ss
CITY OF COLUSA)

I, GAY RAINSBARGER, City Clerk of the City of Colusa, California, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 94-22 adopted by the City Council of the City of Colusa, California, at a regular meeting thereof, held on the 4th day of October, 1994, by the following vote:

AYES: Hicks, Geer, Crippen, Jaconetti, Rogers

NOES: None

ABSENT: None


Gay Rainsbarger, City Clerk

CITY OF COLUSA GENERAL PLAN OCTOBER 1994

CITY COUNCIL

**John A. Rogers, Mayor
John W. Hicks, Mayor Pro-Tem
Frank Jaconetti, Sr.
Marianne Geer
Pam Crippen
Leland Taylor (Served 1991-94)**

PLANNING COMMISSION

**Dave Markss, Chairman
Richard Selover, Vice-Chairman
Wayne Hoblit
Charles Seaver
Steve Gimblin
Richard Lang
Beverly Larsen**

STAFF

**Gay Rainsbarger, City Clerk
Stan Walker, Planning Consultant**

Prepared by City of Colusa Planning Department

Adopted by City Council October 4, 1994

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INTRODUCTION

WHAT IS THE GENERAL PLAN?

California state law requires each City and County to adopt a General Plan "for the physical development of the City or County, and any land outside its boundaries which...bears relation to its planning" (General Plan Guidelines, Office of Planning and Research, State of California). The General Plan is, in a sense, a "constitution" for development which governs the way land-use decisions will be made. The goals and policies of the General Plan must be specifically linked to the implementation of land-use decisions governed by the zoning ordinance, subdivision ordinance, etc. In this sense California law has defined the General Plan, not as a wish list of possible or preferable land-use decisions, but as the basis of all decisions related to land use.

The City Council has the responsibility to adopt the General Plan by legislative act. Within this responsibility is the requirement to hold public hearings on the General Plan before both the Planning Commission and the City Council. These public hearings, as well as other types of meetings on the General Plan, are to provide the citizens of the community an opportunity to comment directly to the decision makers concerning issues addressed by the Plan.

The General Plan is intended to be comprehensive in nature. As such, it addresses all areas within the jurisdiction as well as providing guidance with respect to prospective land uses within the sphere of influence.

The General Plan contains seven elements (land use, circulation, housing, conservation, noise, open space and safety) which are mandated by California State law. The City may adopt optional elements from time to time.

The General Plan and its goals and policies therein serve as a guide for land use decisions. The document is long range in that it expresses the community "vision" with respect to urban growth and development.

The General Plan is implemented through a variety of tools including, but not limited to, the Uniform Building and other codes, zoning and subdivision laws, redevelopment and economic development plans, community development block grants and other funding sources, specific plans and other regulations and programs.

Such mechanisms must be consistent with the General Plan. In the case of an inconsistency between the General Plan and other provisions of law, the General Plan shall prevail.

THE PROCESS

This General Plan will be the culmination of an effort which began in December of 1988. The first part of that process was to prepare a resource inventory. The resource inventory provided data on both the physical aspects of the planning area, such as soils, traffic, air quality, etc.; and the public service aspects of the planning area, such as schools, solid waste, police protection, etc. The purpose of assembling this data first is to provide a baseline against which the "impacts" of future development can be

evaluated, both as to the impact on the physical environment and to the public service sector and its capacity to provide these services in the future. Once the inventory data is compiled, the next step is to analyze issues and impacts, and to determine mitigations (if needed), goals, and policies for each of the General Plan Elements: land use, circulation, noise, open space, conservation, and safety. As part of the second phase of the process, both workshops and public hearings were employed to provide public input into the decision making process. The public was further informed as to the content and process of the General Plan by newspaper articles submitted to the Colusa County Sun Herald. There was also a public comment period of 45 days as required by California law. During this period, the Colusa citizens and public agencies were invited to make comments on the General Plan, particularly on how the Plan will impact the physical environment and public services.

RELATION TO THE REGULATORY SYSTEM

Relation to CEQA

The approach used in this document to comply with the California Environmental Quality Act (CEQA) will be to incorporate the Environmental Impact Report (EIR) as part of the General Plan document. This approach is specifically allowed in Section 15166 of the CEQA Guidelines as amended in June of 1988. An Environmental Impact Report (EIR) must be prepared for the new General Plan. The EIR is required because those policies and recommendations for the required elements, any additional optional element and the overall General Plan itself must be discussed and analyzed to determine any significant adverse impacts on the environment of the City.

The significant effects in the environment of the City of Colusa is set forth in the separate section entitled Environmental Impact Report (EIR) beginning on page 100 of the General Plan document.

Relation to the Zoning Ordinance

The General Plan maps are not zoning maps and should not be confused with them. The zoning ordinance and map are site-specific documents which govern the present requirements for land development on individual sites within the community. The zoning ordinance alone provides specific standards for land use developments within the various zoning districts. The General Plan provides long term guidance to the City in land use decisions. This vision of what the community will look like in the future and how it will develop is represented in the General Plan as goals and policies, and as shown on various maps. These do not necessarily provide locationally precise answers for specific development projects. The zoning ordinance (and other implementation ordinances) must be consistent with the policies and goals adopted by the General Plan.

Relation to Subdivision Regulations

The California Government Code specifies that cities must not approve a proposed subdivision map unless the subdivision, including its design and proposed improvements, is consistent with the General Plan. The City is required to deny approval of any tentative or final subdivision maps not consistent with the goals, policies, or land-use programs of the General Plan.

Relation to Capital Improvement Program

The Capital Improvement Program (CIP) must be consistent with any adopted General Plan. The timing and installation of capital improvements such as water and sewer lines, streets, fire stations, police stations, and other public capital improvements may have a significant future effect on land use and land-use development, and thus plans for these expenditures should be consistent with the adopted General Plan.

ORGANIZATION OF THIS DOCUMENT

The General Plan is organized into various chapters and appendices; Chapter 1 (Introduction); Chapter 2 (Resource Inventory); they will contain information on the community's resources including public service capabilities and environmental resources such as soil, air quality, etc. Chapter 3 through Chapter 7 will contain the legally mandated General Plan elements. Each element will be organized as a separate chapter with subsections on analysis, impacts, mitigation, goals, and policies. Chapter VIII contains the Environmental Impact Report (EIR) and is an integral part of the General Plan Document. The document will have an appendix which contains technical information specific to certain sections. Wherever possible, maps will be used to graphically illustrate discussions found in the document narrative.

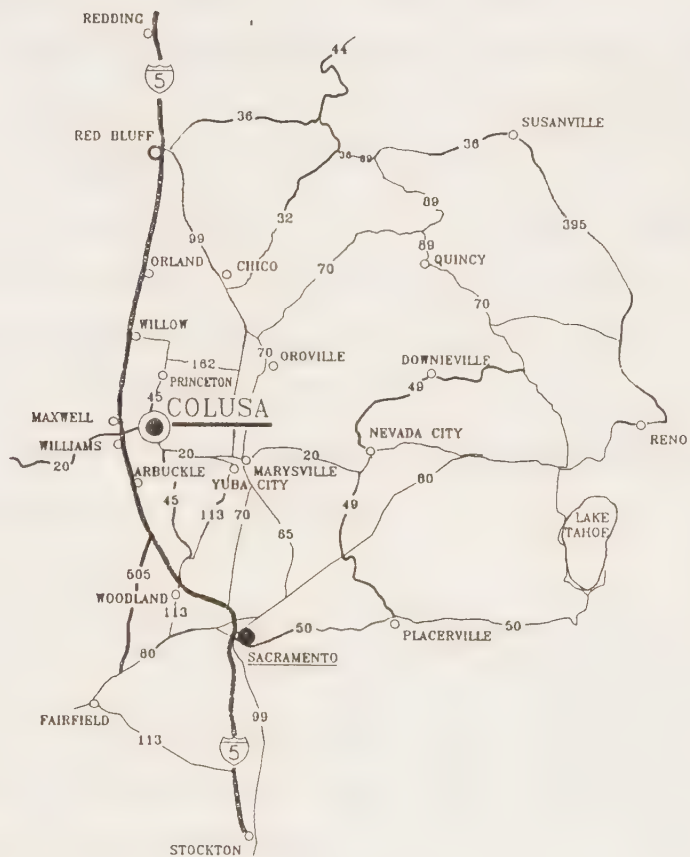
AMENDMENT OF THE GENERAL PLAN

The General Plan horizon for this particular plan is 10 years. This lesser period (as opposed to 15 or 20 years) was chosen due to the following concerns of the City: the rapid over-development of the Sacramento Metropolitan Area,

and the possibility of significant industrial development along the I-5 corridor. Both of these "events" could cause the decade of the 1990's to be an unusual one for the City of Colusa. Because of its fine amenities, pleasant atmosphere, and central location, Colusa is a logical choice for residential and commercial development stemming from either of the two above-described stimulants. Colusa is a central point for a majority of the county's retail commercial and professional service establishments. The City will strongly encourage continued commercial/industrial development and enhancement of existing development. If this is the case, projects made now which are mirrored in goals and policies will easily become obsolete in 10 years. It also is a philosophy of the City that 10-year plans are normally far enough to try to project future land use. The State requires that the housing element be updated every five years and has created categories of jurisdictions which are linked to target years for updates. The City updated their Housing Element in 1993. The land-use element should be updated at least every five years. The entire plan should be updated with land use in the year 2000. The State allows the City to amend any of the mandatory elements of the General Plan four times in each calendar year.

PROJECT LOCATION

The City of Colusa is located near the geographic center of the Sacramento Valley. The nearest major metropolitan area is the City of Sacramento, approximately 60 miles south of Colusa. The City of Chico, approximately 50 miles north east of Colusa, and Yuba City, 22 miles south east of Colusa, are other nearby urban areas. The map on page 7 shows the City of Colusa in relation to its regional setting.



REGIONAL SETTING

RESOURCE INVENTORY

INTRODUCTION

The purpose of performing an environmental inventory as the first step in the General Plan process is to provide decision-makers and residents of the community a clear picture of the community as it is at the point of time the General Plan is being prepared. The information in the resource inventory serves as a baseline against which to compare the effects of future development of the community. The inventory provides the essential data needed to make decisions and set policy governing future development. Each time the General Plan is revised or updated, the resource inventory should be carefully examined and, where appropriate, new data should be added to replace obsolete or inaccurate data.

Decisions on future development, which originate as policies within the General Plan, will be made. This document should be made on the basis of available community resources to support the proposed development, impacts on resources the community wishes to preserve, and the ability of the community to increase those resources necessary to support additional development. The resource inventory also will serve as the "setting" section of the environmental review (EIR).

The Resource Inventory is divided into two sections: one focuses on physical resources and the other on public services resources. Physical resources include cultural and biological resources, soil/geology, hydrology/drainage,

circulation, noise, air quality, and population. Public services include water delivery, waste water treatment, police protection, fire protection, schools, solid waste, and recreation/parks.

PHYSICAL RESOURCES

Cultural Resources

Community History: Founded in 1850, the City of Colusa was briefly known as Salmon Bend. The courthouse (located on Market Street) was built in 1861. The site of the community was originally the site of an Indian village peopled by a subgroup (Koru) of the Wintun Indian nation. One of the first Anglo-Saxon settlers was the Semple family who settled along the river at present-day Colusa for the purpose of using the area as a trading center for the gold mining activities further north in Trinity and Shasta Counties. However, agriculture in the form of wheat crops soon became the dominant economic activity. Wheat was shipped down the river and then shipped across the ocean to England. In 1876 Colusa County produced 143,000 tons of wheat for export. In 1894 the wheat ranching bonanza came to an end when Australia, Argentina, and Canada all became major wheat exporters, and the price of wheat fell dramatically.

In 1911-12 rice was introduced into the valley and eventually took over the place wheat had held as the major agricultural crop of the County. Rice was a crop which required a good deal more water than other crops, a need which eventually was satisfied by the Glenn-Colusa Irrigation Canal. It was built as a major water delivery system with special district and federal funding. In the twentieth century, both rice and water have been major factors in the growth of both Colusa County and the City of Colusa.

HISTORIC RESOURCES

Although there has been an unorganized general concern about the City's historic resources as far back as the turn of the century, it was not until 1965 that this concern was seen as an organized expression in the form of public protest against the demolition of the old jail building.

In the 1970's the proposed demolition of the two school buildings, Colusa Union High and Colusa Grammar School, created such havoc that it resulted in the preservation of both of these brick buildings, which are classic examples of Tudor Gothic revival architecture. This citizen outcry resulted in the City Council buying the grammar school and using it as the City Hall, and the formation of a nonprofit citizen group which stimulated donations for buying the Colusa Union High School. Colusa High School now houses the school district Superintendent's office and off-campus classrooms for Yuba College.

Soon after the citizen uprising that resulted in the preservation of these buildings, the City adopted the Landmark and Historic Preservation Ordinance (30 September 1975). The ordinance created the Heritage Preservation Committee which promotes historic preservation by designating historic landmarks and districts, provides technical assistance for renovation of historic buildings, and regulates the construction, alteration, demolition, or removal of designated landmark sites or historic districts.

Since the creation of the Heritage Preservation Committee, the City has designated 10 landmark properties and one historic district (Old Chinatown). Two buildings have been placed on the National Register of Historic Places; Colusa County Courthouse has been designated as a State Historic Landmark,

and the IOOF Building has been designated as a State point of historic interest.

However, the above list of historic places is only a small percentage of the City's historic resources. The City abounds in magnificent old Victorian structures in a variety of architectural styles and building materials. Many of these buildings are personal residences that have been meticulously preserved and have beautifully maintained landscaped grounds. These many structures give the City a turn-of-the-century historic ambiance and grace that are both unique and alluring. The entire list of such structures (325), individual building descriptions, pictures, and maps showing the location of these structures in town can be found in the published volume, *If The Walls Could Talk*, which includes a historic resource inventory compiled by Jane Foster Carter.

GEOLOGY/SOIL

Geology - The geologic history of the Colusa area includes a mixture of ancient marine and alluvial deposits. About 300 million years ago, the valley and upland areas of Colusa County were occupied by a vast sea. Up to 155 million years ago, periods of volcanic activity and uplifting were followed by periods of uplifting and folding, which formed the Coast Ranges. These periods ended about 3 to 4 million years ago when sediments of the Tehama Formation were deposited from coastal range streams onto the valley floor (Colusa County General Plan).

The floor of the Sacramento Valley, which was formed by the uplift of the mountains surrounding it, is a structural trough which has been filled with a thick sequence of marine and alluvial sediments ranging in age from 135 million years to recent. It is suggested that these sediments may overlie a

deep bed of volcanic or metamorphic rocks which were formed up to 350 million years ago (California Department of Mines and Geology).

There are no known active faults within Colusa County; however, the possibility of a major earthquake cannot be ruled out. Four minor quakes on an unknown fault in the foothills occurred in 1985. Still, the best geologic evidence indicates that the City of Colusa would experience only low intensity shaking from a fault outside the County area. The maximum credible earthquake from the nearest fault would generate a ground shaking intensity of VI to VII on the Modified Mercalli scale (Colusa County General Plan EIR, (Page EIR 23).

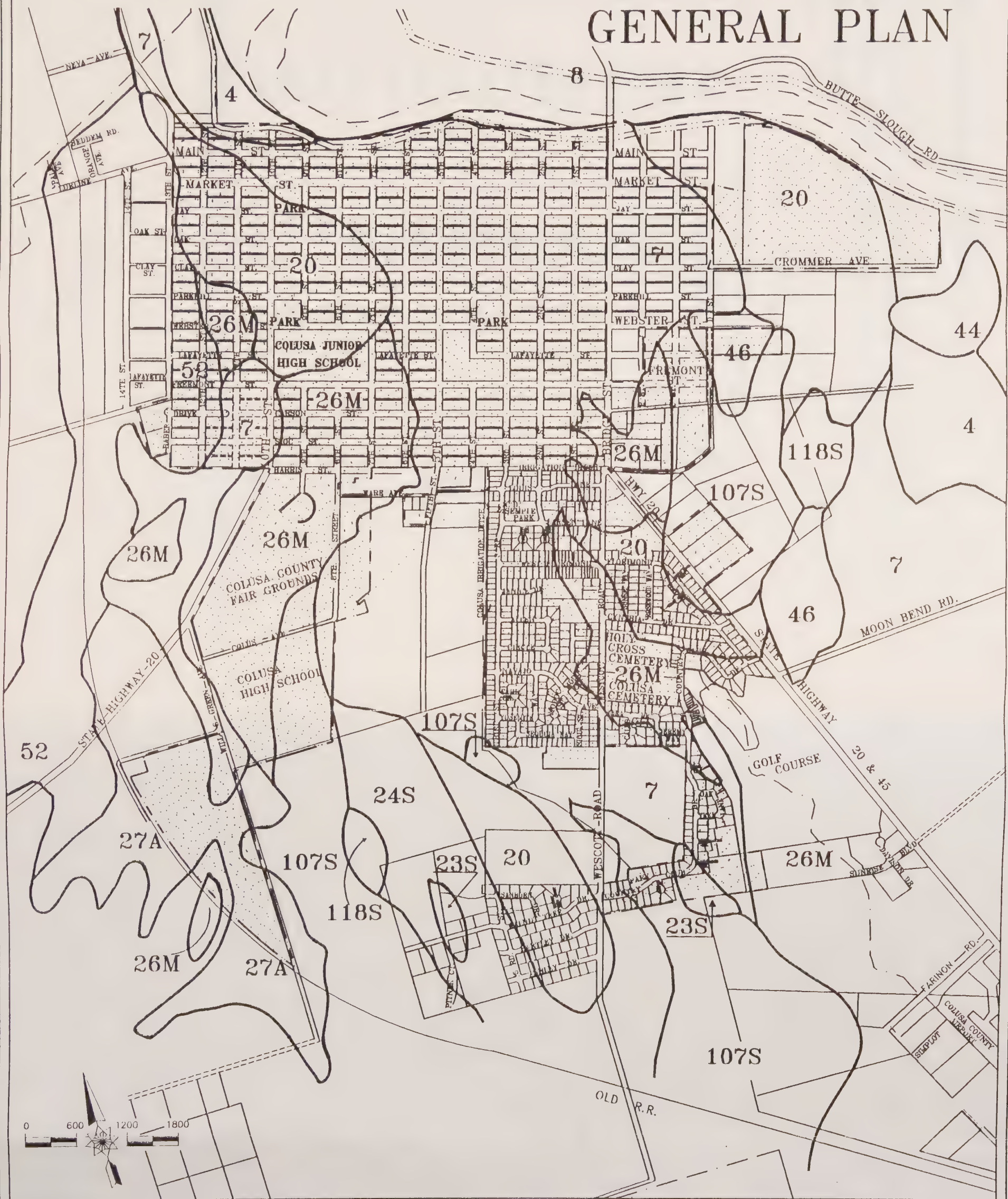
Soils - There are three soil types (plus subvariations) which comprise the primary soils found in the planning area of the City of Colusa. The soil map on page 14 identifies each soil type. The descriptions of the three general types are discussed in the following text.

Colusa Series - The soils of the Colusa Series are derived from mixed river sediments which contain a predominance of micaceous granitic material. The profile is considered recent, with no definite subsoil structure but with fairly distinct horizontal characteristics. Rainfall of the region is confined to winter months and varies from 15 to 20 inches. Winters can be very cold for short periods, with heavy frosts and dense fogs. Summers are hot and dry, with practically no rain from May to September. Variations of soil include deep subsoils which may be stratified and underlain at various depths by a moderately dense clay substratum that resembles Marvin soil material. The alkali content varies in amount, but it is always sodium carbonate alkali. The topography found with these soils is flat, with many shallow drainage channels. Drainage is poor, but the annual water table is high.

Sycamore Series - The Sycamore Series comprise a group of alluvial soils formed from transported materials that are dominantly granitic in character. They also contain some basic and sedimentary alluvium. Winter rainfall varies from 15 to 20 inches and is followed by long, dry, hot summers. Surface textures range from fine sandy loam to clay loams, with loams and clay loams being the dominant texture. The parent materials are generally noncalcareous, but the subsoils are calcareous. Most of this loam is believed to have been inherited from ground water that reached the lower profile during winter. Topography of these soils is generally flat or gently sloping flood plane relief. The soil type is generally well drained with no erosion.

Marvin Series - The Marvin Series consists of soils derived from transported alluvium of mixed origin, with a predominance of granitic material. They occupy the older and imperfectly drained portions of the flood plain or near flat basin areas nearest a main river channel. The subsoils are moderately compacted with accumulations of lime. Surface and subsoil drainage is imperfect to poor in places.

CITY OF COLUSA GENERAL PLAN



SOILS MAP

MAP SYMBOL SOIL TYPE DESIGNATION

4	COLUMBIA LOAM
5	COLUMBIA LOAM
7	SYCAMORE LOAM
20	SYCAMORE CLAY LOAM
23 S	COLUSA CLAY LOAM, SLIGHT ALKALI
24 S	SYCAMORE LOAM, SLIGHT ALKALI
26 M	COLUSA CLAY LOAM, MODERATE ALKALI
27 A	COLUSA CLAY LOAM, STRONG ALKALI
44	COLUMBIA SILT LOAM, MODERATE DEEP, OVER MARVIN CLAY
46	SYCAMORE LOAM, MODERATE DEEP, OVER MARVIN CLAY
52	SYCAMORE CLAY LOAM, MODERATELY DEEP, OVER MARVIN CLAY
107 S	MARVIN CLAY LOAM, SLIGHT ALKALI
118 S	MARVIN CLAY, SLIGHT ALKALI

POPULATION AND EMPLOYMENT

The City of Colusa's population is 5060 as of January 1989. The following chart shows the population levels and yearly percentage change for each of the years in the 1980's:

Chart 1 - Population Growth

Year	Population	%Change
1980	4,075	---
1981	4,083	0.1
1982	4,150	1.6
1983	4,244	2.2
1984	4,309	1.5
1985	4,539	5.3
1986	4,730	4.2
1987	4,824	1.9
1988	4,869	0.9
1989	5,060	3.9
1990	4,934	-.98
1991	N/A	
1992	N/A	
1993	5,134	1.05

Source: The Bureau of Census publishes population counts for the 1970, 1980 and 1990 census. This table summarizes census population in the County.

Historic Population Trends

Population	1970	1980	1990
City of Colusa	3842	4075	4934
City of Williams	1571	1655	2297
Unincorporated	7017	7061	9044
* Arbuckle	1073	N/A	N/A
* Other	5944	7061	9044
County Total	12,430	12,791	16,275

*Source: U.S. Department of Commerce, Bureau of the Census

The 1989 Colusa County General Plan projected population as follows:

Year	1987	2010
* City of Colusa	5,600	7,600
City of Williams	2,000	5,400
Unincorporated	7,200	10,500
* Arbuckle	1,700	3,200
* Maxwell	850	1,900
* Princeton	300	400
* Grimes	300	400
* College City	150	200
* Stonyford-Lodoga	800	1,000
* Other	3,100	3,400
County Total	14,800	23,500

***Includes sphere of influence population**

Source: Colusa County General Plan, March 1989

The Colusa County Development Impact Fee Draft Report issued in June, 1992 projected population as follows:

Population Projections

Population	1991	1996	2011
City of Colusa	5,032	5,550	6,743
City of Williams	2,405	3,024	4,780
Unincorporated	9,180	9,872	12,245
* Arbuckle	1,977	2,334	3,249
* Maxwell	887	1,095	1,668
* Other	6,317	6,454	7,327
County Total	16,617	18,435	23,768

Source: Williams-Kuebelbeck & Associates, Inc.

The California Department of Finance designates the population of the City of Colusa as 5,272 as of January 1, 1994.

HYDROLOGY/DRAINAGE

The City of Colusa's northern boundary is the Sacramento River, which flows north to south. Lurline, Freshwater, and Salt Creeks all are in the general area of the City of Colusa and flow west to east from the foothills toward Colusa, but are redirected south by the Colusa drainage canal 3 miles west of the City limits. The FEMA 100-Year Flood Plain Maps show that no part of the current incorporated area is within the 100 Year Flood Plain. This is possible due to a major levee structure which protects the City from flooding by the Sacramento River.

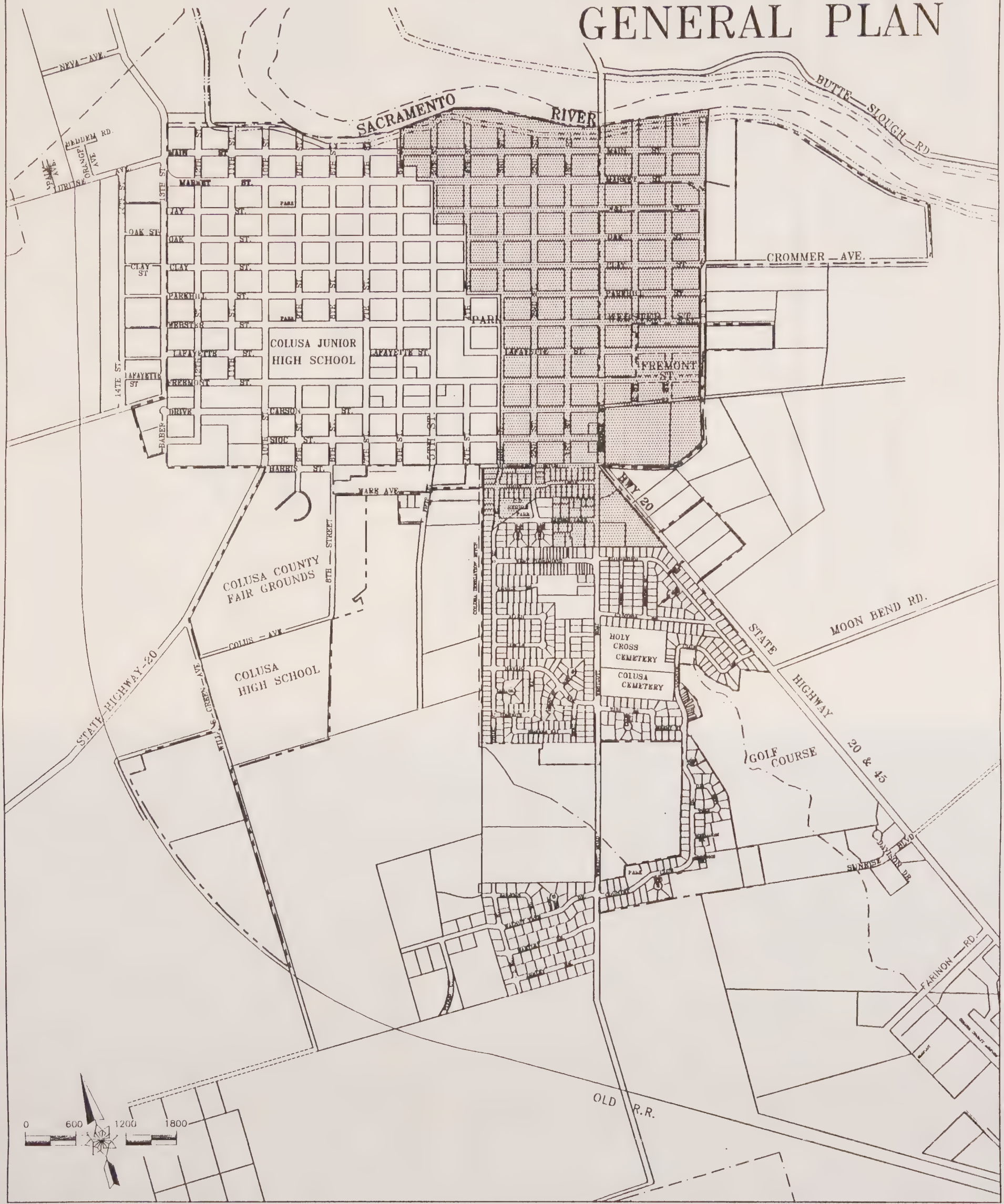
However, the City does have a drainage problem on its east side. This problem has been a source of discussion and study dating back to 1936. In 1958 landowners from land southeast of Colusa met with N. W. Stice, Farm Advisor, to discuss the flooding of their land. On 22 October 1962, the City of Colusa City Council authorized the firm of Gillette-Harris Associates to study drainage problems along Bridge Street (Highway 20). The study recommended installing a collector system on 1st, 3rd and Main Streets with a pumping plant and storage pond located at the site of what is now the Mobile bulk plant. In February 1974 Landon Engineering and Surveying prepared another study of the Bridge Street drainage problem for the City of Colusa. Three private owners have engaged their own engineers to study drainage problems in this area, the most recent being L. A. Otterson for his Colusa Industrial Properties (1981). Even more recently, Lux Engineering has prepared a "Preliminary Drainage Study for the Easterly Portion of the City of Colusa and Goad's Extension." This study was done in March 1986 and includes the 279 acres shown on the map on page 20.

The study and its proposed schedule of drainage improvements are being considered by Council Members of Zone of Benefit No. 1 of the Colusa County Flood Control and Water Conservation District. The study was proposed by

the citizens' ad hoc committee, Flood Control Zone of Benefit No. 1. The zone of benefit originally consisted of the study area plus 1,500 acres south of the City of Colusa. The zone now consists of the study area in the Lux Engineering report plus the balance of the incorporated area of the City of Colusa (per comm. Gary Plunkett, former County Public Works Director).

Flooding that occurs within this area is periodic, occurring even during mild storms. This flooding causes significant circulation problems in the area and some property damage has also occurred. There are major inconveniences to motorists traveling through the flooded streets and property owners attempting to access parked cars. When a storm of sufficient intensity to cause flooding occurs, minor flooding appears after approximately 1 hour. Within 2 or 3 hours after the storm, the flooded areas drain.

CITY OF COLUSA GENERAL PLAN



EAST SIDE DRAINAGE IMPACT AREA

LEGEND

-  AREA OF DRAINAGE IMPACTS AND PROPOSED DRAINAGE IMPROVEMENTS

ELUX ENGINEERING & SURVEYING INC.
 (916) 673-6329
 FAX 673-6459, P.O. BOX 3325
 990 Klamath Lane, Suite 9
 Yuba City, CA 95992-3325

JB

CIRCULATION

Streets and highways are a primary form of transportation in and through the City for residents and for the movement of goods. The older section of the City of Colusa was designed in a grid pattern, providing easy street access to any part of the City. The newer sections of the City (generally south of Sioc) have been designed in the more modern convention of nonlinear, curved street patterns with a liberal use of cul-de-sacs. The difference between the older street design of "historic" Colusa and the newer street pattern of the developing areas to the south is significant and will be examined more closely in the circulation element analysis.

Two state highways bisect the City of Colusa and, for a short distance within the City and south of the City, share the same right-of way. State Highway 45 is a north-south highway which parallels both the Sacramento River and I-5. The other highway, State Route 20, is an east-west route which originates in the coastal area of Mendocino and terminates near the Nevada border. Highway 45 has the following traffic volumes in the Colusa area:

Highway 45 Traffic Volumes, Chart 1

Street Name	Peak Hr.	Peak Mo.	Avg. Mo.
North Junction with Highway 20 Market & 10th Streets	810	8,200	7,200
Lurline Avenue	460	4,750	4,180

Highway 20 has the following traffic volumes in the Colusa area:

Highway 20 Traffic Volumes, Chart 2

Street Name	Peak Hr.	Peak Mo.	Avg. Mo.
Fremont Street/ Highway 20 (north)	550	5,900	5,000
Fifth Street/ Hwy 20	1,150	11,600	10,300
Market/Bridge	960	9,700	8,700
Fremont Street/ Highway 20 (south)	850	9,800	8,800

These two highways (#45 & #20) serve as the City's arterial routes. Arterials are defined as routes designed to allow large volumes of traffic to move between various (out of area) destinations. Within the City these highways have the nomenclature of 10th, Market, and Bridge Streets. Within the City, these highways form a "U" pattern with the legs of the "U" pointing to the southwest (10th St.), the southeast (Bridge St.), and the top of the "U" (Market Street) paralleling the Sacramento River.

Fremont Street extends across the bottom part of the "U" connecting 10th Street and Bridge Street. This street serves as a short cut and is a designated route for trucks, allowing them to avoid driving all the way around the "U" and through the center of the downtown business district. Fremont serves as a major east-west collector street for Colusa. Collector streets act to funnel vehicles out of residential areas to community destinations or arterial routes. Collector routes act as the main routes for traffic in smaller (25,000 or less population) communities where distances between destinations and traffic volumes are much less than in larger urban areas. Other major collector streets in Colusa are 5th, 3rd, and Wescott Streets for north-south circulation,

and Sioc and Main Streets for additional east-west circulation. These collector street traffic volumes average less than 2,000 vehicles per day.

Public Transit - Some individuals who do not have access to automobiles or who cannot or do not drive for one reason or another require public transit for their travel needs. Colusa County has a public transit system designed for anyone with transportation needs. The transit system provides mobility to transportation-disadvantaged people in the City of Colusa and Williams as well as the communities of Arbuckle, Maxwell, Grimes, Sites and Stonyford-Lodoga. The system also provides transportation to the Yuba City -Marysville area during the school year. The system operates on a dial-a-ride basis with areas outside the City of Colusa being served on five timed route schedules. Frequency of the service varies from daily to bi-weekly. Colusa County Transit uses six mini buses and one station wagon as carriers; all six of the buses are lift-equipped. The transit service carried 42,511 passengers during the 1991-92 fiscal year. The contracted extended service through Colusa County Cab carried 8,102 passengers during the fiscal year for a total of 50,613 passengers, with 75 percent of the patronage originating from the cities of Colusa and Williams. Colusa is not served by commercial intercity bus lines (County of Colusa General Plan, Circulation Element, p. 10).

Aviation- Just south of the City of Colusa is the location of the Colusa County airport. It is used for both general and ag-aviation. The County airport has one 60-foot by 3,000 foot asphaltic concrete and concrete-surfaced runway, 22 T-hangars, two conventional hangars, one maintenance building, and 24 hour refueling facilities.

Medium intensity runway lights are provided from dusk until dawn. There is no scheduled commercial flight service from Colusa; residents must travel to Sacramento, Chico or the Bay Area for long-distance intercity air travel.

There is limited intercity commercial air service from Chico.

Railroad - The City of Colusa is served by nearby freight and passenger rail service. The freight service is in Williams (9 miles) along the Southern Pacific Railroad, and Amtrack service is in Marysville (25 Miles).

Waterways - The Sacramento River is navigable as far north as Colusa and is under the jurisdiction of the U. S. Coast Guard. The U. S. Army Corps of Engineers is responsible for dredging the river downstream of Colusa to maintain capacity for commercial barges.

NOISE

To a great extent the current setting of the City of Colusa in respect to noise is that of a quiet residential community. There is no railroad that goes through the community. There are no industries which produce intrusive noises, especially after sundown. The only major noise sources are the two State highways which intersect the town, Highways 20 and 45. The peak level of traffic which occurs when these highways merge together on Market and Bridge Streets is 11,000 vehicles per day, or 1,160 vehicles per peak hour. At this level of traffic volume and at the slower speeds driven through the town, the level of noise emission from traffic would not exceed the 60-decibel level on a day/night average scale (Ldn). Peak-hour traffic would occur during daylight hours, and Market Street is lined with mostly commercial uses which are less noise sensitive than residential uses. The biggest problem is truck noise from this traffic flow. Loud trucks would be especially annoying after sundown hours. In general, the City of Colusa has an invaluable resource - a relatively quiet community.

The Colusa County airport is located on Highway 20, south of the City of Colusa and within the City of Colusa sphere of influence. It is recognized that the Colusa County Airport is a noise generator by virtue of airport activity as well as agricultural and airport related businesses. The Colusa County airport and the related businesses at the airport are considered to be a viable economic activity for the community and therefore the general plan will contain policies aimed at enhancing that economic activity and discouraging encroachment by land uses that might be adversely affected by the noise generating activities at the airport.

AIR QUALITY

Colusa County has had an ambient air monitoring program for several years. The California Air Resources Board (ARB) provides the monitors and operates the system. Two of the three monitoring sites are in the City of Colusa. The following pollutants are monitored at the Colusa sites:

PM 10 (particulate matter)

Ozone

Colusa County is designated as unclassified by EPA for those pollutants for which there are federal ambient air quality standards.

This designation means that insufficient monitoring data are available for classification, but it presumes air quality standard attainment for OS, CO, NO₂, TSP, and SO₂ pollutants.

The latest available air quality report (1986) indicates that the pollutant levels were as follows:

CHART 4

	High State	2nd High	AQ Stand. Fed.	State	Above Std. State	Above Std. Fed.
Ozone: (ppm) for 1 hour						
Colusa	0.11	0.11	0.12	0.10	0/0	13/9
Particulate (ug/m³) for 24 hours						
	92	78	N/A	50	N/A	NA/8

BIOLOGICAL RESOURCES

Wildlife - The City of Colusa is in an area of high waterfowl use and high raptor nesting areas (Colusa County General Plan, Conservation Element). However, this is due mainly to the City's proximity to the Sacramento River. The urbanized areas both in and just outside of the City limits would not generally have significant wildlife resources or habitat. Just south of the City of Colusa, the Federal Government maintains the Colusa National Wildlife Refuge which provides winter refuge for migrating waterfowl. The California Department of Fish and Game has indicated there are no endangered animal species within the City of Colusa.

Vegetation - Although the urbanized area of the City of Colusa and outlying areas do not have species of vegetation which fall into the rare, threatened, or endangered categories, the City does have a significant vegetation resource in the form of a large variety of mature trees. Many of these trees are in the public right-of-way (area between sidewalk and curb in historic section of Colusa) and are protected by City ordinance (Colusa City Code 19.3). This code calls for a five-member tree commission which governs the planting, removal and maintenance of these trees. The City has a tree crew to provide for tree maintenance. In February of 1974 the tree inventory was 3,756 trees; additional plantings over the years have probably brought this number closer to 4,000. To have trees removed, property owners are required to make an application to the tree commission which decides whether there are valid reasons for the removal. When a tree is removed, another tree must be planted. The property owner pays for the new tree; however, the City plants, maintains and owns the tree. A list of tree species that the City maintains is found in Appendix A of this Plan.

PUBLIC SERVICES

Water Delivery

The City of Colusa administers a domestic water delivery system which is operated by the Public Works Department. Water is supplied through the use of five wells for normal use, with an additional well for use in extreme emergency only, for a total of six wells. Five are normally used to a combined capacity of 4,000 gpm (gallons per minute) with an additional 500 gpm available in extreme emergency or 6.48 million gallons a day. Water is stored in two large elevated storage tanks which have a combined 250,000 gallon storage capacity.

Much of the newer lines in the developing south section of the city are 8, 10 and 12 inch ductile iron pipe. The City will allow the use of C-900 PVC pipe on a case by case basis.

The map on page 29 shows water delivery lines, well locations, and storage tanks.

CITY OF COLUSA GENERAL PLAN



WATER LINE MAP

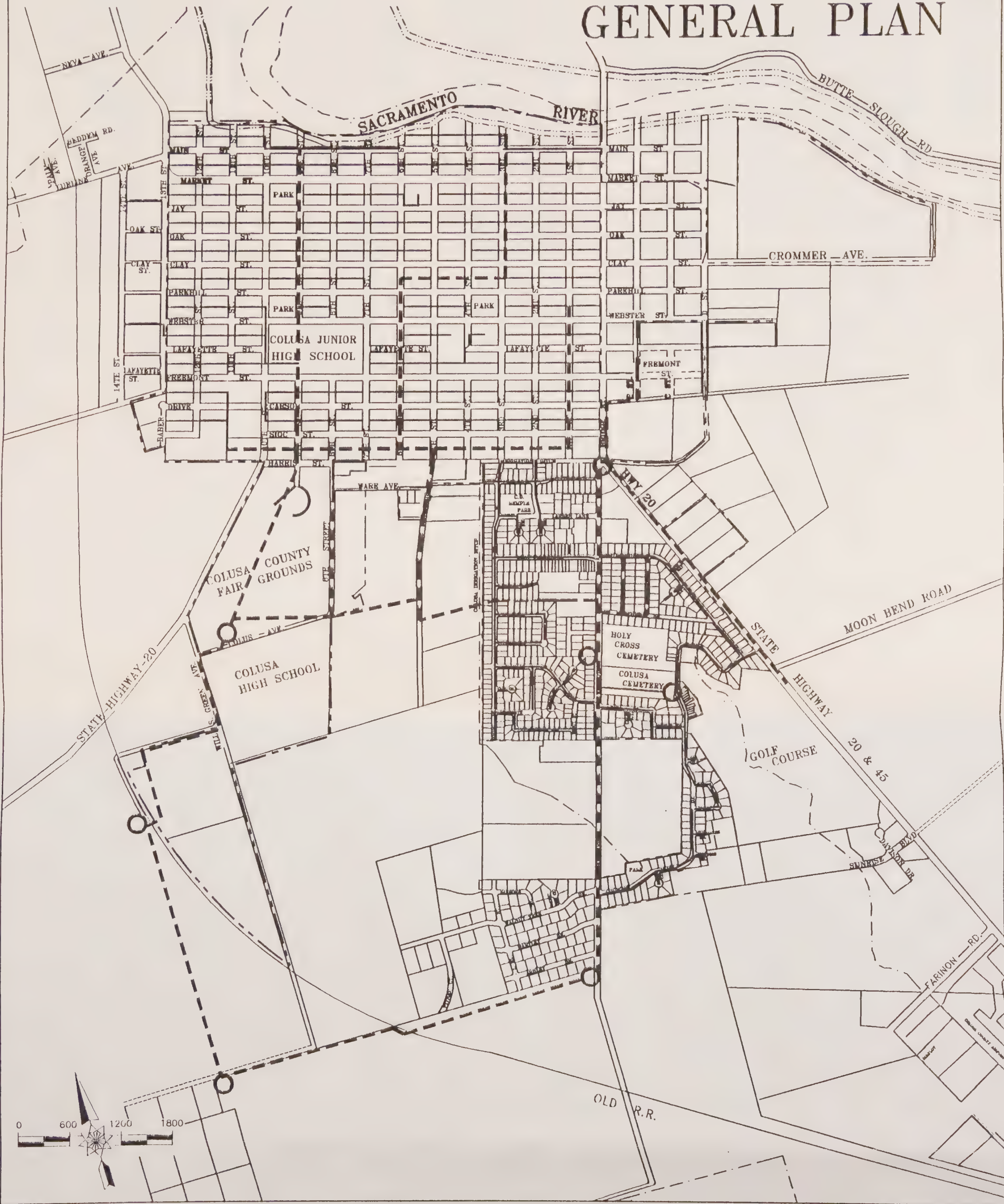
LEGEND

- 4" (OR LESS IF LABELED)
- 6"
- 8" +
- WELL
- TANK

Wastewater Treatment

The City of Colusa owns and operates a wastewater treatment plant which is located just outside the City's southwest boundaries. The treatment plant capacity is 0.39 mgd; however, the Regional Water Quality Board limits discharge to .5 million gallons per day. In August (1988) the public works staff metered usage at .954 influent gpd (gallons per day), the current treatment capacity of the plant is 0.39 mgd. By using an additional 10 acres within the sewer treatment plant employing the overland flow method of water treatment, the plant capacity could be doubled. One current problem is the use of 6-inch clay collector lines that are very old, in the old town proper (area bounded by Market, Fremont, Bridge and 10th Streets) area. The map on page 31 shows sewer collection lines.

CITY OF COLUSA GENERAL PLAN



SEWER LINE MAP

LEGEND

- TRUNKS
- COLLECTORS
- LIFT STATION

ELUX ENGINEERING & SURVEYING INC.
 (916) 673-9329
 FAX 673-6469, P.O. BOX 3325
 990 KIAMATH LANE, SUITE 9
 YUBA CITY, CA 95992-3325

BY *JB*

Police Protection

The City of Colusa Police Department provides police protection for the residents of Colusa. The Department has an authorized strength of nine sworn officers, including the Chief of Police, one Lieutenant, one Sergeant and six Officers. There are one and one half support personnel positions consisting of one Records/Communications Supervisor and one half time Secretary/Dispatcher. The department uses six vehicles for its mission.

The Police Department provides 24 hour Police services to City residents. It is also, because of its close availability, the defacto first responder to emergency incidents occurring in the unincorporated outskirts of the community.

The most prevalent crime problems in Colusa which are handled by the Police Department include property thefts, assaults, vandalism, and traffic incidents (including DUI enforcement). There is a very low level of serious crime (i.e., murder, armed robbery, rape, etc.).

Fire Protection

The City of Colusa Fire Department provides fire fighting services within the incorporated area of the City and has an I.S.O. rating of 5. The City participates in a County-wide mutual aid program with other fire protection agencies within the County.

The department staff consists of the Fire Chief, one Captain, three Driver Operators, one halftime Secretary/Dispatcher and 25 volunteer firefighters. Firefighting equipment consists of one 1991 1,250 gpm pumper, one 1987 1,000 gpm pumper, one 1972 1,000 gpm pumper, one 1952 1,000 gpm reserve pumper, one 1949 85 foot/750 gpm ladder truck, one 1974 rescue van, one 1982 staff pickup and one 1978 staff car.

Solid Waste

Currently the City of Colusa's solid waste disposal program is accomplished by the City bringing its solid waste materials to the Maxwell Transfer Station. The City then pays the County the cost of hauling and disposing of these materials outside the County. The County has completed a hazardous waste plan, as mandated and required by State Law (Tanner Bill). Current studies by Colusa County Department of Public Works indicate that solid waste in the County comes from the following sources in these proportions; 43 percent from residential, 27 percent from commercial, 20 percent from industrial, and the rest from natural waste such as agriculture. The City of Colusa is the largest residential and commercial center in the County, and significant growth in the City would have a direct impact on any future solid waste program in the County.

The Cities of Colusa and Williams and Colusa County are working to develop a solid integrated waste management plan to fulfill the solid waste reduction mandates and other requirements of State law for the Cities and the County.

The City prohibits the open burning of waste within the City however, open burning of agricultural waste is permitted on land devoted to agricultural use for a period of 10 years from the date of annexation. This provision is subject to certain conditions set forth in the municipal code.

Parks and Recreation

The City of Colusa has 20 acres of park and recreational areas, most of which are administrated by the City Parks and Recreation Department. A list of park and recreation areas and their approximate acreage follows:

NAME/LOCATION	DESCRIPTION
Colusa LEVEE SCENIC PARK - 10th & Levee Street adjacent to Sacramento River State Recreation Area	2.19 acres; built upon river levee; grass, trees, paved walking, jogging, biking trail; picnic tables
MEMORIAL PARK - 10th and Market Streets	2.35 acres; shady, tree-filled; children's play area with swings and slide; picnic tables; rest room
A.B. DAVISON PARK - 10th Street between Webster and Parkhill	1.02 acres; grassy, tree-filled; paved walking paths throughout
MUNICIPAL SWIMMING POOL - 9th Street between Webster and Parkhill	Between A.B. Davison Park and Will S. Green Park
WILL S. GREEN PARK - 8th Street between Webster and Parkhill	2.88 acres; Colusa Senior Center; barbecue facilities, picnic tables, horseshoe pit, children's play area with swings, slide, jungle gym, and glider swings for tots 2.35 acres; two lighted tennis courts and children's play area; lots of shade trees, restrooms, group picnic area
SANKEY/ELMWOOD PARK - between Webster and Parkhill and 3rd and 4th Streets	0.58 acres; kindergarten playground with slide, swings, drinking fountain
JENNIFER REW MEMORIAL PLAY AREA - corner of Webster and 5th Streets	2.42 acres; picnic tables, play area, shade trees

C.D. SEMPLE PARK - Corner of 3rd and Larson Lane	4.0 acres; site of Colusa Softball Assn. Games and tournaments; restrooms, concession 0.33 acres; Tot lot play area scaled to toddlers; sand surface
LEWIS TENNANT BALLFIELD COMPLEX - Colusa Avenue across from High School	1.2 acres; open grass area for play
KING-VALE PARK - Third Street	1/3 acre; sand surface, childrens tot lot - swings, slide, merry go round
LELAND L. TAYLOR MEMORIAL PARK - Country Club Drive	1 acre; open grass area for play

The map on page 36 shows the major open space/recreation areas including parks, school grounds, and cemetery.

CITY OF COLUSA GENERAL PLAN



OPEN / GREEN SPACE AREAS

LEGEND



OPEN/GREEN SPACE RESOURCES

Recreation Program

The Parks and Recreation Department administers a Senior Citizen program that includes supervised indoor activities, senior walks, and exercise programs. For other adults, the Department organizes softball, volleyball, aerobics, and karate. Children's activities include gymnastics, ballet, t-ball, and softball for girls. The Department operates the community swimming pool in the summer and organizes aquatic activities for all age groups. The Parks and Recreation Department is staffed at the current levels: 2-1/2 persons in recreation, 1-1/2 in parks, and 2 persons in tree maintenance.

Other Community Recreation Facilities

In addition to the Parks and Recreation programs listed above, the City of Colusa also has the following recreational/open space facilities located in the community planning area; County fairgrounds and Colusa-Sacramento River State Recreation Area. The state recreation area is located just outside the City boundaries northwest of the downtown business district and along the Sacramento River. The park area is 63 acres and includes picnic, boat launch, beach and 22 site camping facilities. Major recreational activities are pleasure boating and fishing. The Colusa County Fairgrounds are located within the City on Highway 20 near the southwest entrance to town and adjacent to the high school. The facility includes a number of exhibition halls, a grandstand, entertainment building, and other miscellaneous facilities. In addition to the County fair held in June the facility is frequently used for shows, exhibits, general entertainment, banquets, weddings, and dances during the rest of the year. Another major event is the Farm Equipment show held during February of each year.

A major recreational facility is the Colusa Sacramento River State Recreation

Area. Land for this facility was given to the State by the City of Colusa. The deed was recorded March 28, 1955. This facility is staffed by State of California personnel and is intensively used by residents and visitors. The facility includes camping areas, parking, boat launch, and restroom facilities.

The City considers this to be a major recreational resource providing both recreational as well as economic benefits to the City.

Schools

The City of Colusa residents are served by the Colusa Unified School District for educational services for children in grades K-12. The district operates four schools: Burchfield Primary School, Egling Middle School, Colusa High School, and Colusa Alternative High School. There is also one Catholic school (Our Lady of Lourdes) located in Colusa which serves children in grades K-8.

Following are the current enrollment figures:

Burchfield Primary (Grades K-3)	467
Egling Middle School	663
Colusa High School	397
Colusa Alternative High School	3
Our Lady of Lourdes	165
Total	1,775

Source: Superintendent of Colusa Unified School District Correspondence dated October 20, 1992

At the current time, Burchfield enrollment has exceeded it's capacity by four classrooms. Students are housed in four portables. The school currently operates three lunch schedules due to enrollment exceeding the capacity of the school.

Egling Middle School enrollment has exceeded its capacity by nine classrooms. These classes are currently housed in nine portables, and a tenth portable has been leased for a faculty workroom. A County Schools' van is located as a semi-permanent facility and is being used for speech therapy. Colusa has completed an architectural study that indicates only two more portable classrooms can be placed on this campus. When these two classrooms are located at the school, an additional portable restroom building must be provided.

Colusa High School's capacity is approximately 500 students. Colusa High School will experience a rapid growth in enrollment over the next several years. If the school is to realize its maximum capacity of 500 students, the school's curriculum and schedule will have to be changed.

The Colusa Alternative High School's enrollment is housed in two State emergency portables. An application for permanent facilities has been filed with the State Allocation Board. It is uncertain if, or when, the State will fund this project. The District's master plan calls for a three acre site; currently there is no land at the high school to expand this site.

Colusa Unified School District's facility master plan projects the need for two additional schools. The plan indicates they should be located in the southern part of the city where most of the growth is occurring.

California State law allows the school district to levy fees upon new residential and commercial development. The development fee is intended to provide funds for capital development of school facilities to mitigate the impact of residential and commercial development upon school facilities. The current fee is \$2.65 per square foot for residential development, and \$.27 for commercial development. These fees cover approximately 25% of new

construction costs. The district is currently using these fees to lease portables. The City has taken the initiative to require developers to mitigate the impact on schools by conditioning tentative maps. The City also passed Interim Urgency Ordinance #381 requiring the mitigation of the impact any development would have on schools. This ordinance was extended one full year. The city voted not to extend the ordinance for a second year, due to the lack of urgency conditions. Currently, there is a consensus that the impact of new development on school districts should be mitigated. There is lack of agreement on the amount of the fee.

Hospital

Colusa Community Hospital is a privately operated facility owned by Shama Corporation. The hospital has 56 beds, an acute care facility, a cardio-pulmonary department, a physical therapy department, a home health care program, an intensive Care Unit and obstetrics unit. The facility is staffed by 140 employees, which equates to 110 full time positions.

LAND USE ELEMENT

INTRODUCTION

The purpose of the Land Use Element is to 'designate the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, enjoyment of scenic beauty, education, public buildings and grounds'(General Plan Guidelines, Office of Planning and Research).

The Land Use Element has the broadest scope of all the required seven elements (housing, conservation, circulation, open space, noise, and safety are the others). This Element has the responsibility for correlating all land use issues into a coherent set of development policies. This means that the Land Use Element should be reviewed before any land use decision is made. It's goals and policies will take precedence over all other land use documents of the City, and other such documents should be brought into conformance with this Element. Thus the entirety of the General Plan and its elements must be taken into account when considering a land use decision and its conformity with the General Plan.

ANALYSIS

This section will examine a variety of issues and data to justify various conclusions which will be found in the goals and policies, and illustrated by the future land use maps. Before the land use issues of these various sub-areas of the City are examined to determine future designations, some

general issues concerning future growth and development of the City will be covered to add background to the land use designation process. The specific topics that will be covered are; population growth, commercial growth, industrial growth, residential growth, recreation growth and historic and scenic resources.

Population Growth

The current population of Colusa is 5272 (as of January 1, 1994) and the growth rate since 1980 averaged 2.6% per year with a high of 5.3% during 1985 and a low of .1% during 1981.

Alternative projections of possible growth over the next ten years are shown below:

Alternative Growth Projections

Growth	Average Rate	Population 2000
Very High	3.7%	7,276
High	3.3%	7,060
Moderate	3.0%	6,800
Slow	2.6%	6,568
Very Low	2.0%	6,158

This General Plan predicts an average or moderate growth rate of 3.0% for the decade of the nineties. This projection corresponds to the moderate growth rate discussed in the 1993 Housing Element of a moderate/average growth through 1992. The reasons why growth is projected to be slightly

higher in average percentage per year over the entire decade are as follows:

1. The last five years of population growth in Colusa from 1984 to 1989 have averaged 3.5% per year and previous the Housing Element projections were based on the average growth rate between 1980 and 1988 which was 2.4%.
2. A weakening economy during the 1990's is the main reason for the slow population growth; however, the fact that most of the available land within the city limits had been developed (prior to recent annexations) was also a contributor. With an improving economy and various housing developments slated to start in the near future, population growth within the City should once again increase.
3. The proximity to Yuba City, Woodland, and Sacramento metropolitan area will contribute to a population influx of families seeking to relocate in a small town environment but close to major job and commercial centers.

Commercial Growth

Commercial growth in Colusa during the years 1980-89 has been slow to stagnant. Average new construction of commercial uses in square footage averaged 3400 sq. ft. a year. Sales tax revenue was \$615,000 in FY 80-81 and \$611,000 in FY 87-88. In 1988 this pattern of slow growth changed when the Town and Country Shopping Center was built creating 55,000 sq. ft. of new commercial space at the corner of Carson and Bridge streets. This new development may be the reason why sales tax climbed to \$714,000 in FY 88-89. The development also causes concern over the future of the historic downtown which had been stagnant during most of the 80's and which now

faces significant new competition from the shopping center. To combat this deterioration of the viability of the downtown and to preserve valuable historic assets, the City commissioned a Downtown Improvement and Preservation Plan which was prepared by qualified professionals in the field of downtown revitalization. One option available to revitalize the downtown area would be the establishment of a Redevelopment Area that would create dedicated revenues for this area.

New construction and major renovation of commercial uses must be subject to design review to protect both the quality of downtown Colusa and to allow proper buffering of adjacent residential areas.

Industrial Growth

Only 50 acres of land is zoned industrial within the corporate boundaries of the City of Colusa. About half of that area is currently in industrial use. The balance of about 25 acres left vacant represents a small area for industrial development. The City should improve that situation by annexing land along Hwy. 20 (west side) and designating it industrial. This would be acreage near the already designated industrial area. The City should also try to negotiate with Colusa Industrial Properties for annexation into the City. This would add 200+ acres of an existing industrial park with land ready for the construction of buildings to the cities inventory.

Residential Growth

The City is currently made up of 78% single family homes, and 22% multi-family and mobile home units. This percentage is similar to many rural towns in northern California where single family housing is by far the predominant residential land use. Over the next ten years of this plan the City will need

470 single family units and 200 multi-family or mobile home units to keep up with demand based on the estimated 3% moderate average year growth rate. Current inventory of vacant residential land zoned for single family use shows a potential of 132 lots for single family use within the existing City boundaries. This leaves a potential deficit of 338 lots needed between 1990 and 2000. A reasonable development pattern for these lots would be to allow for a variety of income levels. In order to allow for this kind of variety of lots the City would need an additional 200 acres of residentially zoned land added to its area during the next few years. This acreage can only be obtained through annexation. While annexation is desirable, there is also a concern with the City's ability to meet infrastructure needs. Annexation priorities or criteria should be established.

There is currently land available in areas designated for multi-family residential development that would allow the construction of 120 units of additional multi-family housing. This leaves a deficit of 80 units of multi-family housing needed by the year 2000 or an estimated 5 to 10 acres of additional land designated for multi-family use. This acreage too needs to be brought into the City through annexation.

Recreational Growth

The City of Colusa has approximately 20 acres of park and recreational areas within its boundaries. This does not include the High School grounds or the fair grounds, a combined area of more than 75 acres, much of which could be defined as recreational in nature. Based on the standard of 5 acres of dedicated park or open space per every 1000 persons, the City currently has a 3 acre deficit. However, the fairground/high school area can be used to balance out the current recreational/open space needs. Additional development of residential units over the next ten years will, however,

create a need for additional facilities in the form of a park with possibly softball and children's facilities within it. The impact of future park development would require a better way to fund maintenance of the new and existing areas, i.e., consideration and creation of a lighting and landscape maintenance district. The City may not have funds to maintain a new park even if development supplies the acreage and/or development costs. The need for a 2-3 acre park in the Wescott Road area is recognized. Residential subdivisions annexed into the City shall contribute toward costs involved to develop 2-3 acre park sites.

Historic and Scenic Resources

The City has existing resources in the form of historic buildings and scenic views of the Sacramento River. A published inventory of historic resources in Colusa documents 325 structures and sites in the City with historic value. The City's scenic resources are found at the north boundary of the City which is the Sacramento River. This resource is currently being underutilized due to historic patterns of land use and the construction of a levee system to prevent flooding. New land use development in this area could make use of the river for both scenic interest and possible recreational use. Preservation of historic buildings in the City has always been a concern of a significant number of Colusans over the years. With the adoption of the Landmark and Historic Preservation Ordinance in 1975, the City officially established a program that should be continued and enhanced. Policies should be established to seek to enlarge the City's Historic District in the downtown and to create a historic overlay zone to provide the authority to review changes of the exterior of historic buildings and develop other incentives to preserve these structures.

LAND USE DESIGNATIONS

This section will discuss alternative land use designations for land in the City of Colusa and also within the Planning Area. These land use designations should not be confused with zoning districts which regulate and provide standards for specific uses. Land use designations in this chapter have the purpose of providing a general plan for future land use, rather than specific detailed development standards and regulations found in the zoning ordinance.

The following land use designations will be used in this document and will be shown on the adopted land use map.

LAND USE DESIGNATIONS

Designation

Description, Uses Allowed & Density

Rural Residential

Single Family Units, Schools, Parks, Churches, one acre lots

Low Density
Residential

Single Family Units, Duplex, Schools, Parks Churches, minimum 8,000 square foot lots

Residential

Typically multi-family residential, neighborhood and general apartment type uses and a variety of conditional uses including medical or professional offices

Commercial-
Professional

Neighborhood, central business district and general commercial retail and wholesale commercial uses, professional offices, hotel and motel facilities and a variety of conditional uses

Industrial

Industrial uses including professional office space

Open Space, Public
Facility

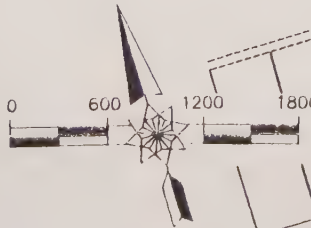
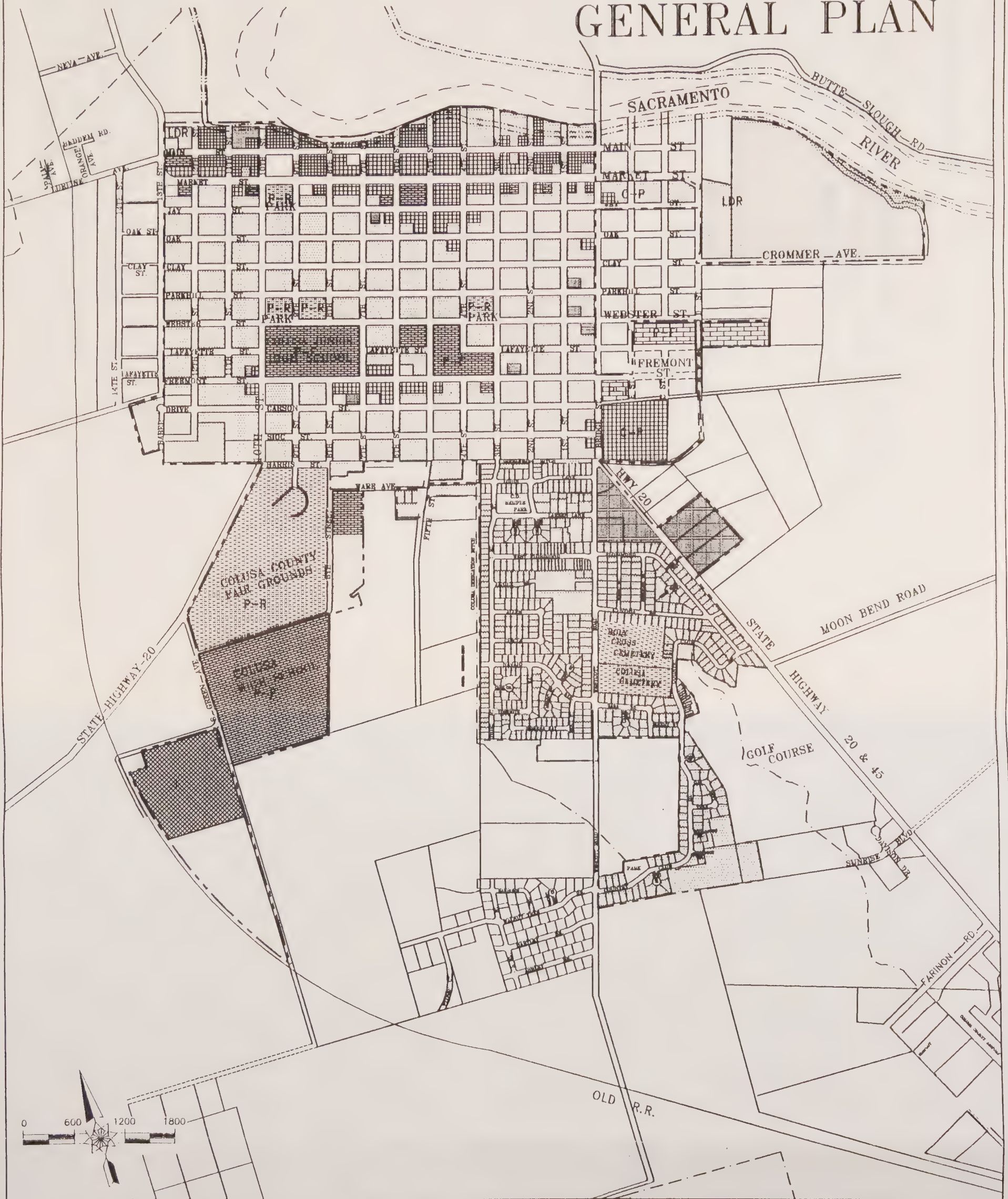
Parks, Schools, Public buildings, cemeteries, fairgrounds

Agricultural
Transition

Typically land within the City or within the sphere of influence of the City which is vacant or devoted to agricultural use and whose use is anticipated to change over the ten year planning period to rural residential or low density residential land use

The map on page 49 shows currently existing land uses in the City of Colusa.

CITY OF COLUSA GENERAL PLAN



LEGEND EXISTING LAND USE



RURAL RESIDENTIAL
LOW DENSITY RESIDENTIAL
MEDIUM RESIDENTIAL
HIGH DENSITY RESIDENTIAL
COMMERCIAL - PROFESSIONAL
COMMERCIAL - HEAVY
PARKS/RECREATION
INDUSTRIAL
PUBLIC FACILITY

RR
LDR
MDR
C-P
C-H
P-R
I
P-F

Central Business District

The Central Business District (CBD) is currently zoned general commercial and contains a variety of light to general retail and wholesale commercial activities, professional offices, banking and financial institutions, and government offices.

Alternative land use plans were examined for applicability to the downtown and their impact. One plan would have differentiated heavy commercial from professional office and "lighter" commercial activities. This alternative would have allowed heavier commercial uses in the core of the CBD and moved "lighter" retail to the periphery. This alternative would have had a negative impact on residential areas immediately surrounding the CBD, some of which have historical significance. In addition, several businesses would have been left in a "non conforming" status as a result of this alternative.

A second alternative would have redesignated the CBD as suitable only for "lighter" commercial such as professional offices. This alternative would have left existing "heavy" or general commercial uses in a non conforming status and would have further weakened the CBD as a commercial center of the community.

Both alternatives were rejected as having a significant adverse effect upon the aesthetics, historical character and the economic health of the CBD in particular and the community in general.

The third alternative was chosen which recognizes the existing zoning and patterns of land use which have evolved over the last several decades. In so doing, the significant adverse effects of alternatives one and two which include significant "down zoning", extreme negative impact within and outside the incorporated area are avoided. Alternative three will allow

development of the community consistent with existing zoning and land use patterns. Commercial development precluded by alternatives one and two will be allowed consistent with existing zoning provisions.

It was recognized that each of the three alternatives would generate acceptable impacts in terms of traffic and circulation. Also, alternative one and two contemplated the "down zoning" of several commercially zoned parcels.

Residential Area

This area between Jay and Fremont Streets, and between 13th and Bridge Streets, contains a variety of land uses including residential, multi residential, neighborhood and general commercial. It consists of mostly developed residential neighborhoods and many old historically valuable homes. This area contains a large amount of the City's park/recreational land uses and two designated historic public buildings; the old elementary school and the old high school. Along Fremont Street and at the end of Fremont Street at 10th Street are established neighborhood commercial uses.

Between Bridge Street and 1st Street are a number of small multi-family developments mixed in with single family homes. There are also a small number of vacant lots in this one by seven block sub-area.

The City will continue to follow the land use plan allowed by the zoning which allows commercial heavy uses along Bridge between Fremont and Market, multi-family and duplex uses throughout a large portion of this area from Bridge to 8th Streets, and shows a small portion of this area zoned for single family use (between 8th and 13th from Oak to Fremont). Parks and the old and new school ground areas are designated Open Space/Public Facility. Commercial heavy uses are allowed along most of Fremont Street with

commercial retail use allowed between 5th and 7th.

This area is mostly developed and impacts due to new development will be minimal. However, conversion of single family housing into multi-family housing and commercial uses will create traffic, parking, noise, and visual impacts on already existing commercial neighborhoods.

South Side Residential Area

This is a large area beginning at Fremont Street in an area contiguous and similar to the historic residential land development of the City and continuing out to the City limits along Wescott Road and Hwy. 20 into neighborhoods that have developed in much different patterns than the historic mode of lots and blocks with alleys.

The city will maintain the existing land use designations that would be allowed by the zoning map which include some commercial land use beyond Fremont Street to the south along a portion of Carson between 8th and 5th. The rest of the area between Fremont and the end of the lot and block pattern of the City is designated low density residential except for the highway frontage between Fremont and Wescott which is designated Commercial/Professional. Going south along Wescott land use to the west is almost completely zoned for low density single family development except for one small 1/4 acre zone multi-family and a two acre park which is designated for open space. On the east side of Wescott the tri-angle area bounded by Wescott and Bridge is designated multi-family as are two large parcels on the east side of Hwy. 20, the cemetery area is designated Open Space/Public Facility, and the rest of this area is currently designated low density residential, except for two development areas along the golf course.

Impacts will be minor due to the fact the area is again over 90% developed

and the land use would not create any new development opportunities.

Highway 20 Corridor West Side

This is a peninsula shaped area on the west side of the City south of Sioc Street along Hwy. 20. The majority of this area is developed by three different uses; the County Fair Grounds, the High School campus, and the Pirelli Cable plant. There are about twenty-five vacant acres zoned for industrial use.

Land use designations are not proposed to change for this area and no alternative land uses are proposed.

Several acres of vacant land are located west of the Colusa County Fairgrounds and immediately adjacent to the City's boundary at the southern terminus of existing 12th and 13th Streets (extended). Development firms have expressed some interest, however no firm proposals for annexation and development are before the City. This property may be in transition from agricultural to rural or low density residential use.

CITY OF COLUSA ZONING MAP



ZONING

LEGEND

R-1	R-1	SINGLE FAMILY RESIDENCE DISTRICT
R-1-B-6		SINGLE FAMILY RESIDENCE 6,000 SQ.FT. MINIMUM
R-2		TWO FAMILY RESIDENCE DISTRICT
R-2-O-2		TWO FAMILY RESIDENCE DIVIDED OWNERSHIP
R-3		NEIGHBORHOOD APARTMENT DISTRICT
R-4		GENERAL APARTMENT DISTRICT
C-1		NEIGHBORHOOD BUSINESS DISTRICT
C-2		CENTRAL BUSINESS DISTRICT
C-2-F		CENTRAL BUSINESS DISTRICT HWY FRONTAGE
C-3		GENERAL COMMERCIAL DISTRICT
C-3-F		GENERAL COMMERCIAL DISTRICT HWY FRONTAGE
M-1		LIGHT INDUSTRIAL DISTRICT
P-F		PUBLIC FACILITY
O-S		OPEN SPACE
F-W		FLOODWAY
PD		PLANNED DEVELOPMENT

Planning Area

The General Plan guidelines allow that the General Plan can be used to plan for the area beyond the City's actual boundaries but which is directly tied into the City's future growth and development and land that may eventually be annexed into the City. In most cases the planning area would include the City boundaries and the Sphere of Influence. In some cases even land beyond the Sphere of Influence is included. In this General Plan the Planning Area will be the land within the City's boundaries and the area within the adopted twenty year Sphere of Influence as shown on the map on page 58. For the purpose of analysis the Sphere of Influence area has been subdivided into three subregions: Area 1, the Lurline/Hwy 20 West region; Area 2, the south Wescott Road region; and Area 3, the Goad's Addition/Hwy 20 East region. The map shows the boundaries of these areas and the reader should note that they are created only for the purpose of this analysis.

Area 1

The Lurline/Hwy 20 West region actually is two distinct areas itself from a land use prospective. The area on the City's northwest corner consists of densely populated residential areas (the Lurline Road neighborhood and 14th Street neighborhood) adjacent to industrial and heavy commercial areas. A second area along Hwy. 20 and up to the Baber tract is mostly highway commercial and undeveloped agricultural land. The predominant commercial use being equipment repair and sales.

The entire area has a population of 350 persons and approximately 145 residential units.

The established residential areas have some access to City water. In 1991-1992 substandard water lines were improved through Safe Drinking Water Act

Bond funds. Some of the streets in this area are in substandard condition compared to the City streets.

Area 2

The south Wescott Road area includes Ware Avenue, south 5th Street, and Wescott Road south of the City boundaries. Although most of the area is undeveloped agricultural land, there are a significant number of residential units along the roads mentioned above, including the completely developed Walnut Ranch subdivision on Wescott Road. The total number of residential units in this area is 112 and the estimated population is 320 persons. There are no significant businesses in this area. The General Plan identifies the need for a 2-3 acre park in this area.

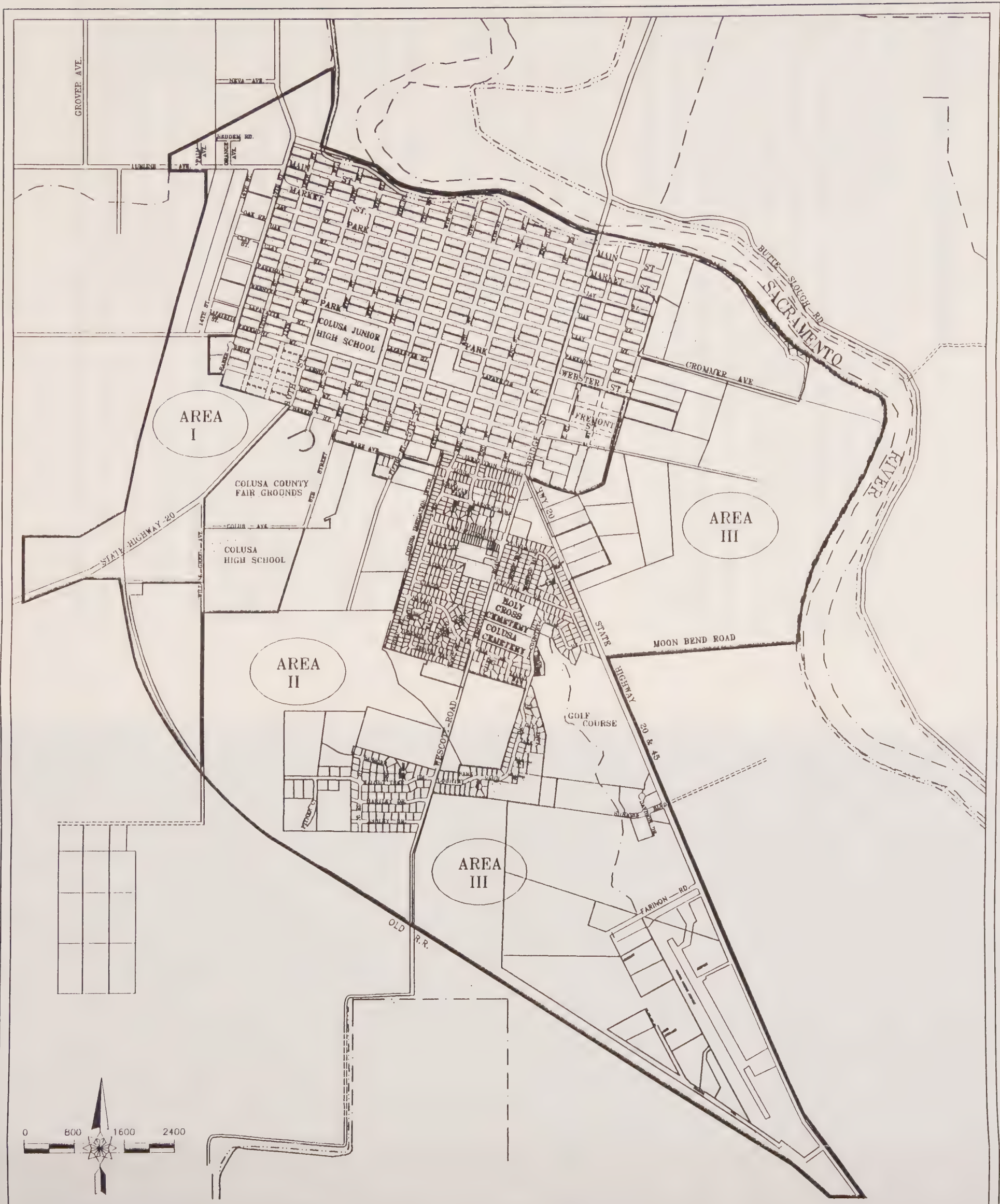
This area is where recent annexations have added land to the City for the purpose of creating additional single family subdivisions, and lot splits are being approved in the County area at an increasing frequency. Due to the recent extension of a major sewer main down Wescott and other existing sewer and water mains in this general area, this part of the planning area would be easy to serve with water and sewer services. Extensive subdivision and home construction may require that the downtown fire station be relocated or a substation built in order to provide prompt emergency service to this part of the future City of Colusa. Fifth Street should be improved beyond Ware Avenue to accommodate increase traffic due to residential development.

Area 3

The Hwy. 20/East area is similar to the Lurline area in that the north end of the area is a developed residential neighborhood which merges with the City at Bridge Street. This area, known as the Goad's Extension ends at D Street.

From that point to the levee most of the land is agricultural with a few homes along Crommer Avenue and Moon Bend. There are existing multi-family land uses along Hwy. 20 south of the new shopping center, but portions of this area has been annexed into the City. The area south of Moon Bend Road and on the west side of Hwy. 20 is almost completely occupied by the Colusa Golf course and Colusa Industrial Properties, an industrial and office park.

Public improvements necessary for initial annexation of territory in this area into the City require a plan to: 1) Develop water and sewer capacity along Hwy. 20 to Moon Bend Road; 2) Widening the existing section of D Street and then extending D Street to Moon Bend Road; 3) Upgrade water lines in the Goad's Extension from 2 1/2" to standard line sizes; 4) Constructing City sewer lines in the Goad's Extension to gradually eliminate septic system use; and 5) Bringing water and sewer mains down D Street to Moon Bend Road. Development of land beyond D Street and the extension of D Street to Moon Bend appears unnecessary during the next ten year planning period. However, the City should adopt a policy of restricting subdivision of land in this area for residential use, and inform the County of Colusa of this land use decision.



CITY OF COLUSA SPHERE OF INFLUENCE

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LEGEND

— Sphere of Influence/Planning Area

Proposed Land Use Designations

The land use designations placed on areas in the planning area outside the City boundaries should assist the City in meeting its land use needs during the proposed planning period. In the case of the City of Colusa, the major needs as described earlier in this chapter are for land for single family and multi-family housing. Two lesser needs are for industrial and heavy commercial space (outside of downtown Colusa). The proposed land use designations for the planning area have given priority to single family land use designations and multi-family residential, and have provided adequate land for future industrial and heavy commercial uses.

Retail commercial land use has, for the most part, not been designated for areas in the planning area outside of the City. This is to continue to preserve an emphasis on downtown redevelopment and improvement. Areas within the Sphere of Influence which are developed or mostly developed have been designated in accordance with the primary use found in that particular area.

Environmental considerations also should play a role in land use decisions for the undeveloped land outside the City, but within its Sphere of Influence. Environmental impacts of land use designations in the Sphere of Influence were considered when the Sphere of Influence was designated, and to the extent that they differ in this document they should again be given full examination and review at the time of annexation. One important impact that often occurs as cities spread out into the surrounding countryside is the impact on prime agricultural land. This was taken into consideration in the designation of land use in this document. Most of the land designated Agricultural-transitional has that designation due to the soil type being considered Class I for agricultural purposes. However, there was a trade off, since some land with the Class I rating was designated for rural residential

and low density residential uses. These areas were so designated due to residential development in and around them, because of the relative ease of providing public services, and, to some extent, because they were designated for similar land use in the Sphere of Influence study. The map on page 62 shows land use designations for the Planning Area outside the City limits.

OVERRIDING GOALS

The following statement characterizes the basic feeling of the community toward future development of growth and shall become the guiding goal statement for all future land use decisions.

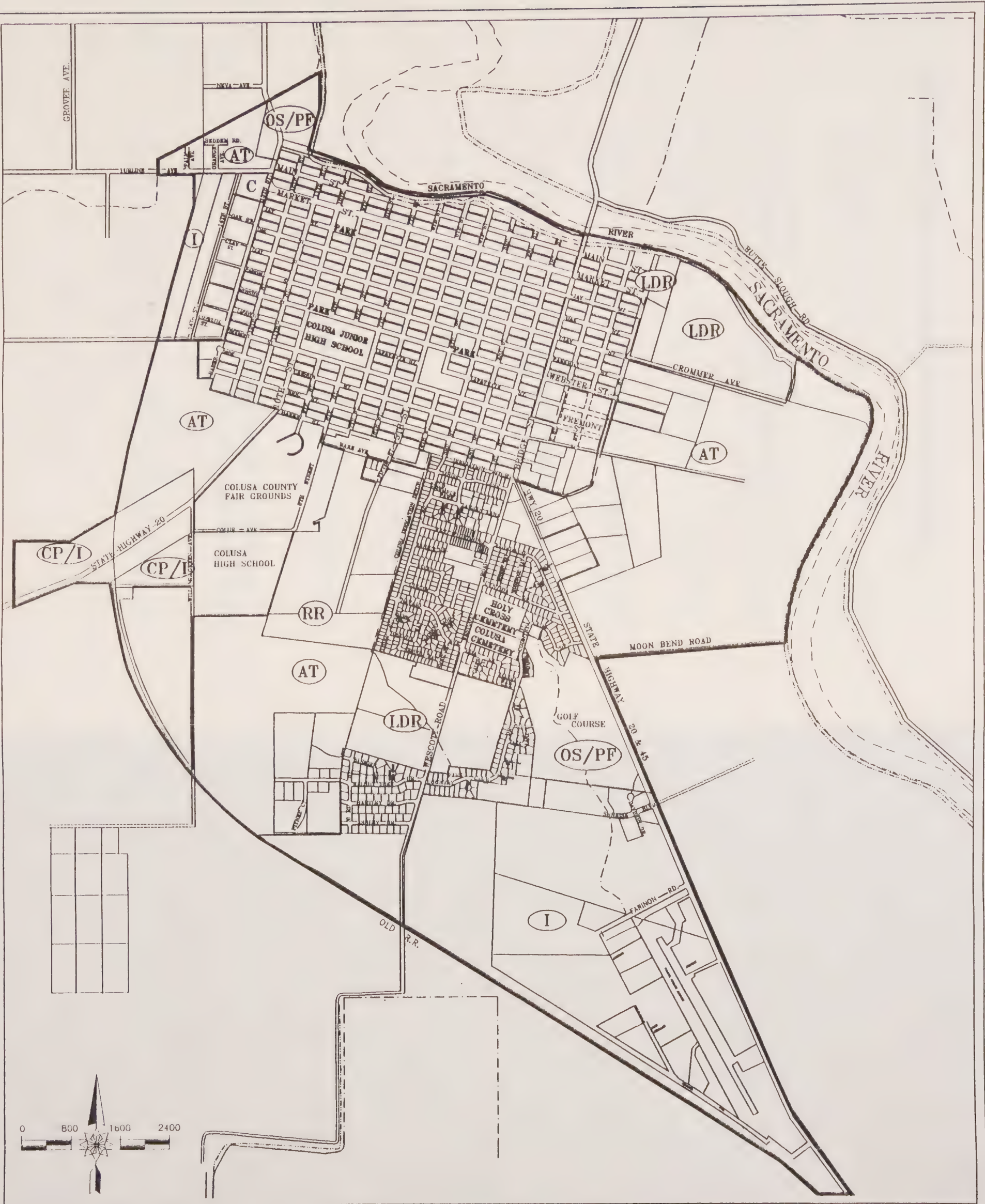
STATEMENT OF OVERRIDING GOALS

The City of Colusa is characterized by a traditional pattern of lot and block residential districts framed by mature trees which line the wide, well paved streets. Many of the existing houses have significant historic importance which is captured in nineteenth and early twentieth century architectural styles. The historic part of Colusa also is enhanced by numerous public parks which are well maintained and utilized. The historic downtown is located in the first three blocks of the City, south of the levee that protects the City from the Sacramento River. This historical commercial area is of primary importance to the City. The City will, within the framework of the General Plan, state policies which will promote and protect the viability of the downtown commercial area. Community development in the periphery of the City must be evaluated very carefully to ensure that the City's goal of redevelopment and enhancement of the downtown retail character is assured.

An example of enhancing the viability of downtown areas is by establishing a redevelopment district. The City shall encourage land use decisions which maintain the highest possible quality of life.

The General Plan will also seek to address residential development by stating policies which will continue the type of residential patterns and ambiance found in the "historic" residential areas of the City.

The City wants to protect the historic uniqueness of Colusa, through a policy of moderate growth which emphasizes the preservation of historic resources and the continuation of historic development standards. The construction of new infill in old neighborhoods will be required to maintain a continuity with the past, and the creation of new neighborhoods in Colusa shall have a commitment to quality development.



CITY OF COLUSA PLANNING AREA

LEGEND

Rural Residential	RR
Low Density Residential	LDR
Commercial /Professional	CP
Industrial	I
Open Space /Public Facilities	OS/PF
Agriculture/Transition	AT

LAND USE MITIGATION MEASURES AND POLICIES

Policy #1	The City shall explore methods for rehabilitating or replacing deteriorated City sewer lines.
Policy #2	All new commercial construction within the City shall be subject to a City staff review of proposed parking, ingress/egress, lighting, signage, architectural style prior to the issuance of a building permit.
Policy #3	The City shall pursue efforts to promote additional parking in the downtown area.
Policy #4	The City shall support and promote efforts to revitalize the downtown commercial area.
Policy #5	The City shall pursue efforts to preserve the historical appearance and ambiance of Colusa and its downtown area.
Policy #6	The City shall encourage and support citizen input in the promotion of historical preservation.
Policy #7	The City should promote the preservation of the historical value of buildings within the City.
Policy #8	The City should encourage further public discussion regarding Heritage Preservation within the City.
Policy #9	The City should encourage industrial growth and preservation in appropriate areas and make land uses compatible to the extent possible.
Policy #10	The City shall encourage timely annexation of land into the City consistent with the City's policies.

CIRCULATION ELEMENT

INTRODUCTION

The Circulation Element addresses the movement of people and goods through the City of Colusa. It is a requirement of the State that all cities (and counties) have a plan for streets, highways, public transit, airports, railways, waterways, bicyclists and pedestrians. This plan is to be closely tied to policies and land designations found in the Land Use Element. It also needs to be correlated to the County Circulation Element and the Regional Transportation Plan. In brief, the Circulation Element should plan for the future circulation needs of the community based on the future projections of growth and geographic location of that growth.

BACKGROUND

The major form of transportation in the City of Colusa for most people and for the movement of goods is the automobile/truck. Two highways come together in Colusa; Highway 20 and Highway 45. They merge at the northwest part of town into Market Street, then Bridge Street, and separate south of the City. Highway 20 is an east-west arterial linking the coastal areas of northern California with the Sierra foothill counties, and Highway 45 is a north-south road which follows along the Sacramento River, between Chico and Sacramento.

The City of Colusa street system is based on a large grid pattern; however, more newly developed areas to the south of the City reflect curvilinear street designs with cul-de-sacs. The original grid type street pattern with wide streets and rights of way tends to diffuse traffic throughout all of the streets rather than channel it to major collector and arterial streets. This diffusion of traffic throughout the neighborhood results in more traffic circulating on neighborhood residential streets than would be experienced with a collector or arterial street system.

CIRCULATION MODES

Collector Roads - Because of the grid design mentioned above, it is hard to show collector-type streets (streets that are used to transport residents between various designations in the community) since the grid pattern precludes the primary use of one street. **Market, Bridge, and 10th Streets** are obviously collectors due to the fact that they are also State highway routes and as such become major thoroughfares. **Main Street** is also a collector due to its commercial/light industrial land use. **Third Street** is a classic collector from Yosemite to Fremont due to the subdivision design in that area which limits north/south traffic flow to either Third Street or **Wescott Road**, another major north-south collector. **Fremont** is a collector street because the City has designated a cross-town alternative to Market Street for traffic on Highway 20. Fremont Street also serves as a truck bypass route for truck traffic traveling Highway 20. **Fifth Street** is a collector due to its connection to Market Street in central downtown and due to potential development south of town. Fairgrounds/8th Street is designated mostly due to its future potential, as are **13th and D Streets**. Other collector streets are: **Webster** between Bridge and D Streets, **Fremont** and **Carson** between Bridge and D Streets in the future.

Residential Collectors should be designed to carry 3000 average vehicle trips

per day (ADT). Collectors such as 10th, Market, Bridge, Wescott and Fremont, which also act as arterial streets, should not exceed 20,000 ADT.

Residential Subcollectors and Access Streets - Most of the rest of the streets in Colusa are residential subcollectors. Residential streets in the basic grid pattern which are not designated collectors are subcollectors. They should not exceed 1000 ADT. Streets that allow access only to residential destinations such as cul-de-sacs (i.e. Modoc Ct.) or small residential loops (i.e. Sequoia Way) are residential access streets and should be limited to 500 ADT.

FUTURE NEEDS / IMPACTS; SOURCES OF TRAFFIC INCREASES; AREAS OF FUTURE CONGESTION

As discussed in the background section, Colusa currently does not have significant congestion. This is due to the grid pattern of streets which tends to distribute the traffic evenly at the current population level.

Due to increased traffic from Wescott/3rd Streets due to residential development, trip generation by the shopping center, and current and future Highway 20 traffic it may be necessary to make the following improvements for circulation:

1. Put a traffic signal at Sioc and Bridge Streets.
2. Redesign the Wescott/Highway 20 intersection, and position a traffic signal.

Wescott Road and Third Street currently serve as major collectors for the circulation of vehicles and pedestrians, especially during the school traffic hours. Wescott Road and Third Street serve as major pedestrian routes especially for school children en route to elementary and junior high school.

On the west side of town the Fremont/Tenth Street intersection could create future circulation problems. These would occur due to increases of traffic on Fremont caused by future residential development and Fremont's status as a Highway 20 truck bypass. Also residential development south of the Baber tract and up to Highway 20 will increase traffic on 13th Street and ultimately on Fremont, further adding to congestion at the Highway 20 intersection. The City should consider acquiring the Southern Pacific right-of-way located on the southerly boundary of the sphere of influence. This may help address the City's need for an east-west collector street. The following circulation

improvements may be necessary in the future:

1. Channelization of a right turn lane from north bound Highway 20 by stripping existing pavement and by adding additional pavement for increased stacking.
2. Signalization of the intersection.

The first improvement is currently needed. The second improvement should be done only when additional traffic volume and engineering analysis indicates a signal is warranted.

The intersection of 13th Street with Highway 45 should be improved to aid future circulation demands and to improve traffic safety. It is recognized however, that Highway 45 is within the jurisdiction of Cal-Trans District 3 and that any improvements undertaken with respect to this intersection must be specifically reviewed, designed and approved by Cal Trans.

The downtown area currently has the greatest traffic volume of any area in town. The average monthly volume on Market at 5th is 10,300 vehicles a day. This traffic volume is caused by through traffic from Highway 20 and Highway 45, and local shopping/office circulation trips. Because Market is a four lane road between 10th and Bridge Streets this volume does not currently create a congested situation.

Market Street (Highway 20) under the jurisdiction of Cal Trans District 3 undergoes resurfacing and maintenance from time to time. In light of this the City shall consistently pursue all efforts to insure that crosswalks on Market Street are not removed.

The intersection of Bridge Street and Market Street (Highway 20) should be

improved to aid future circulation demands and to improve traffic safety. It is recognized however, that Highway 20 is within the jurisdiction of Cal-Trans District 3 and that any improvements undertaken with respect to this intersection must be specifically reviewed and approved by Cal Trans.

OTHER CIRCULATION MODES

Public Transit

The City has access to the Colusa County Transit system Monday through Friday, 7:30 a.m. to 5:00 p.m. and extended transportation services with a contracted taxi provider Monday through Friday 5:00 p.m. to Midnight, weekends and County Holidays 8:00 a.m. to Midnight. The transit system transports people between various communities in the County following five timed route schedules on a dial-a-ride pick-up mode. The Colusa County transit uses lift-equipped mini buses and a station wagon with 75% of its patronage coming from Colusa and Williams. The transit system had a total of 50,613 passengers in fiscal year 1991-92 and is projected to have between 60,000 and 90,000 riders by the year 2010. The transit system is financed by Local Transportation Fund (LTF), State Transportation Assistance (STA) Fund, Older American Act funds and fares. UMTA Section 18 funds are used for operations and Capital Expenditures through a grant process. The City's population is aging and public transit will become increasingly important as senior citizens make up an increasingly larger percentage of Colusa's population.

Aviation

The Land Use Element shows land uses around the airport that do not conflict with future airport operations. The possibility exists that the Colusa County

Airport could provide commercial service in the future. The City should not allow development to occur that may preclude future upgrading of the airport.

Waterways

No navigational improvements to the Sacramento River are assumed in the General Plan. Increased commercial shipping and barge operations on the river do not appear likely at this time. Improvements that promote recreational traffic on the river (i.e. boating for fishing and pleasure purposes) should be encouraged including the improvement and construction of boat ramps, floating marinas, etc.

Pedestrian Travel

Pedestrian travel within the City will increase in the future as additional subdivisions are built. Third, 5th, 12th and 8th Streets will become increasingly traveled by pedestrians from subdivisions developed south of Sioc Street. These streets should be linked by sidewalks to the historic residential areas of Colusa which have a good sidewalk network for pedestrian travel.

Parking

An auxiliary requirement for good circulation in the downtown area is parking availability. The parking inventory in the "Downtown Improvement and Preservation Plan" indicates a total of 1205 off street parking spaces in the defined area of downtown Colusa. In certain key areas of downtown, along 5th, 6th and Jay Streets in particular, on-street parking utilization is at 85%, which is considered capacity.

The City will further encourage utilization of existing off-street parking. Off-street parking is under-utilized and additional potential for off-street spaces has not been explored.

Scenic Highways

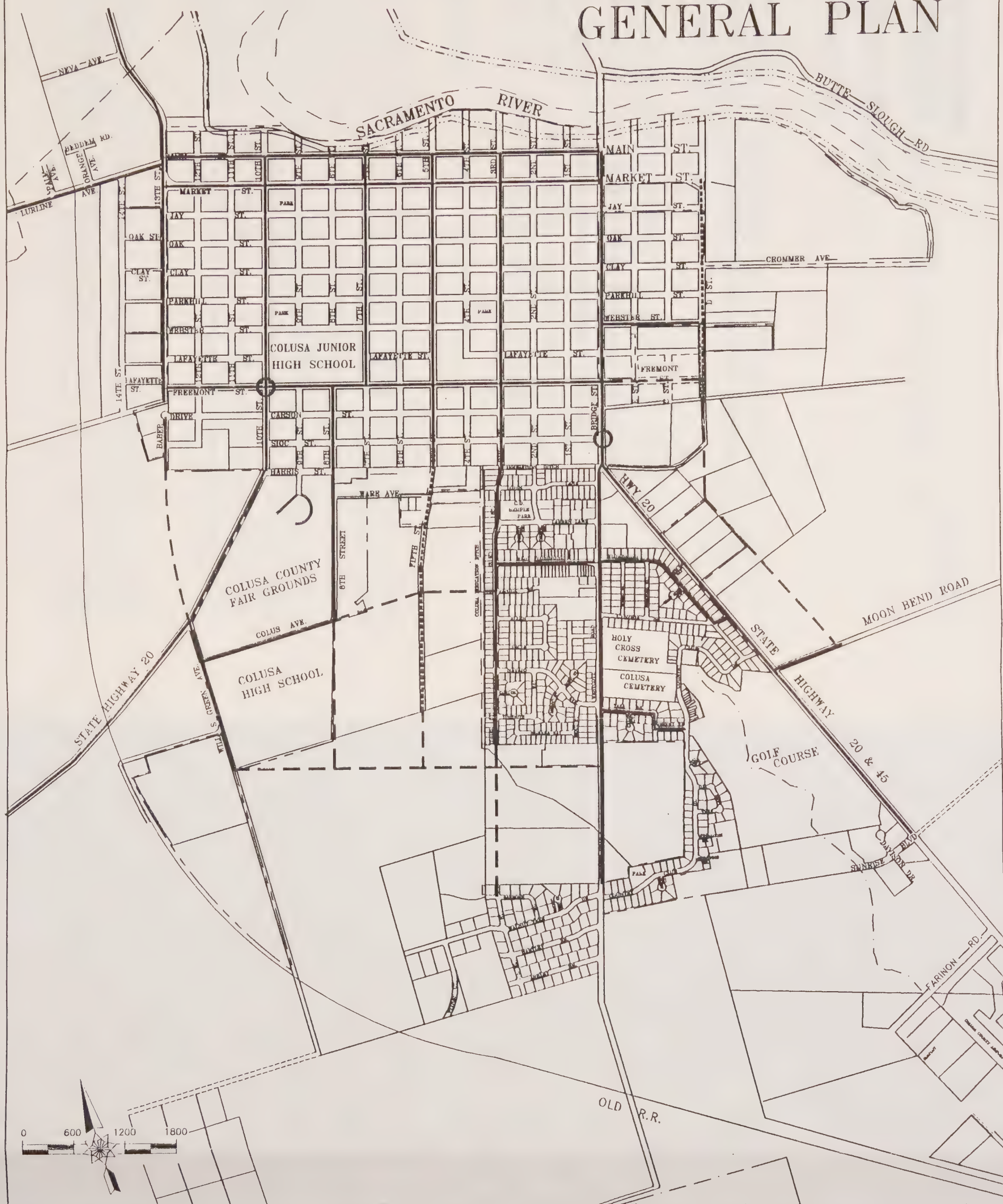
The County Circulation Element shows Highway 45 as a proposed scenic highway. Although the Highway 45 corridor through Colusa is basically one of urban development, a scenic designation may assist the downtown area through increased tourism. The inclusion of additional downtown buildings as part of an expanded Historical District would make a logical partnership with the proposed scenic designation.

CIRCULATION POLICIES AND MITIGATION MEASURES

1. Designate the following streets as collectors: Bridge, Colus, 8th, Fremont, Fifth, Main, Seventh, Third, Tenth, and Wescott, Market, Will S. Green.
2. Future development must take into account and provide for an east-west collector street southerly of Sioc Street
3. Efforts to acquire Southern Pacific right-of-way on the southern boundary of the City's sphere of influence should be pursued.
4. Proposed development shall mitigate their proportionate share of impacts on City pedestrian, street and signalization systems.
5. The City shall explore to the fullest extent feasible measures to signalize the Sioc Street/Highway 20 intersection and the 10th Street/Fremont Street intersection.

6. The City shall encourage Caltrans to make necessary design and signalization improvements at the Wescott Road/Highway 20 intersection.
7. Future subdivision design shall allow pedestrian circulation into established areas of the City by providing sidewalk access along collector streets.
8. The City should encourage no net loss of parking due to future development in the downtown area, and should encourage the creation of additional off-street parking diffused throughout the business district. The City will encourage parking diffused throughout the downtown area as an alternative to centralized parking lots.
9. The City shall cooperate with the County and Caltrans to effect the redesign of the Highway 45/13th Street intersection.
10. The City will encourage public transportation within the City and the County.

CITY OF COLUSA GENERAL PLAN



CIRCULATION

LEGEND

- COLLECTOR
- - - FUTURE COLLECTOR
- COLLECTOR (IMPROVEMENTS)
- FUTURE SIGNAL

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BY *JL*

SAFETY ELEMENT

INTRODUCTION

The purpose of a Safety Element is to reduce loss of life due to natural disasters such as fires, earthquakes, flooding, land subsidence, levee or dam failure, building collapse, etc.

The Safety Element is the primary vehicle for identifying hazards that cities and counties must consider when making landuse decisions. While the Safety Element focuses on identifying fire and geologic hazards, it may also address other locally relevant safety issues such as vehicle collisions, hazardous material spills, power failure, and storm drainage.

FLOODING

The City of Colusa is currently protected from direct flooding by a levee maintained by the U. S. Army Corps of Engineers. The levee allows the City to be placed outside the 100 year flood plain and protected from most catastrophic flooding. The City is within the 100-500 year flood plain which statistically indicates a 0.2% chance of a flood in any year. The City should cooperate with all agencies seeking to maintain the levee system and allow no development to occur that would threaten the structural integrity of the levee.

Future development of properties east of Bridge Street and Highway 20 must adequately address and mitigate impacts upon storm water drainage systems. Several studies by the City over the years document the need for

a comprehensive solution to storm and surface water drainage and disposal. At a minimum, property owners intending to develop property will be required to petition for inclusion in Zone of Benefit #1 as a condition of development of the property.

DAM FAILURE

Four reservoirs which retain water from tributaries of the Sacramento River could cause damage in the City of Colusa if their dams were to fail: Lake Oroville, Lake Shasta, Black Butte Lake, and Whiskeytown Lake. This inundation which may occur due to earthquake activity, is projected by the Department of Water Resources in the event of hypothetical severe dam failure.

Flood waters would reach the City as projected below:

Lake Oroville	8 hrs.
Lake Shasta	42 hrs.
Black Butte Lake	35 hrs.
Whiskeytown Lake	82 hrs.
Lake Lodoga	35 hrs.

The information presented above should be used for emergency planning and is based on worst case scenarios. The time factors appear to allow for safe evacuation out of the Colusa area both to the south and west.

Local flooding does occur within the City, primarily on the east side. The flooding is generally serious enough to threaten public safety and real property in the City.

GEOLOGIC HAZARDS

Landslides

There is no danger of landslides in the City of Colusa or Planning Area due to the extremely flat topography.

Subsidence

Subsidence is defined as localized sinking of the ground surface. Subsidence can be caused by excessive ground water withdrawal, extraction of gas or oil, or by tectonic movement. It can damage all types of construction. The City of Colusa is in an area of known low subsidence.

Seismicity

The northern Sacramento Valley can regularly expect low intensity shocks. There are no known active faults in Colusa County. The County, including the City of Colusa, is vulnerable to moderate ground shaking from earthquakes centered outside of the County. Earthquakes of a maximum of 5.7 on the Richter scale could occur at the nearest known fault at the Sutter Buttes. This could cause ground shaking in Colusa County up to an intensity of VI to VII as measured by the Modified Mercalli scale. Effects on structure are described as minor to moderate, especially in unreinforced masonry chimneys, and architectural ornaments.

FIRE/STRUCTURAL FAILURE

The City of Colusa is in an area of low potential for wildfire, and recent construction practices significantly reduce the incidence of fires in buildings. However, there are many older structures within the City of Colusa which

may be fire hazards and pose structural hazards. The City should actively identify these structures and enforce measures that would abate potential hazards. The City shall begin to study the Fire Department's future needs for serving the City and the areas of future development.

HAZARDOUS SUBSTANCES/EVACUATION ROUTES

The greatest danger of hazardous substance exposure to the residents of the City of Colusa is due to potential spills from vehicles transporting substances along Highway 20 and Highway 45. This type of event would be the most likely reason for potential emergency evacuation of the City, with dam failure being the second most likely cause. Potential evacuation routes are Highway 20 east, Highway 45 north, Highway 20 west, Lurline Road west, Wescott Road south, and Bridge Street north. Due to the low number of vehicles needed to completely evacuate the City, and the grid street system, an organized evacuation using all available routes could be accomplished in a short period of time.

SAFETY POLICIES

- Policy #1 The City should support coordinated efforts to maintain levees along the Sacramento River.
- Policy #2 A geotechnical investigation should be performed by the proponent of any development proposal in an area of known subsidence or seismicity in order to determine whether engineering modifications should be made to the design to eliminate or mitigate the adverse impacts.
- Policy #3 The City shall explore all alternatives for optimum fire service for the City of Colusa and future development.

Policy #4 Participation by the developer/landowner in the Zone of Benefit #1 shall be a condition of developing properties throughout the City.

NOISE ELEMENT

INTRODUCTION

Noise is defined as unwanted sound. It is the result of human activity and, in particular, urbanization and the use of modern forms of transportation (i.e. highways, railroads, airports). Although noise pollution does not have the impact of air and water pollution, it can be a very serious limitation to certain kinds of development. Noise can cause pain, stress, loss of hearing, and irritability. It can interrupt sleep, lower property values and disrupt community life. To minimize these problems each community's land use plan should promote a development pattern which recognizes both sources of noise and "noise-sensitive" uses.

California Government Code Section 65302(g) states the General Plan must include a Noise Element. The purpose of the Noise Element can be summarized as follows:

- * to identify noise sources and appraise noise problems in the community;
- * to identify noise sensitive areas, such as rest homes and hospitals;
- * to minimize the number of people exposed to uncomfortable levels of noise in the future; and
- * to provide for local programs or ordinances which control and abate environmental noise.

The Noise Element must be coordinated with the Land Use, Circulation, and Housing Elements, each of which addresses issues which relate to noise. The four Elements should be used in concert to insure that future development is planned in such a way as to avoid levels of noise that are unacceptable in certain types of development, particularly residential development.

NOISE CHARACTERISTICS

Every day people are subjected to a multitude of sounds in the urban environment. Many of these sounds are by-products of desirable and necessary day-to-day activities. Unfortunately, some of these sounds, such as the thunder of jet aircraft and the roar of cars and trucks, are not only undesirable, but are also detrimental to health. These sounds are generally referred to as noise.

Sound is created when an object vibrates and radiates part of its energy as acoustic pressure or waves through a medium such as air, water or a solid. The ear, the hearing mechanism of humans and most animals, receives these sound pressure waves and converts them to neurological impulses which are transmitted to the brain for interpretation. The combination of the ear and brain results in a perception of sound.

There are two parameters that are used technically to describe certain sounds: amplitude and frequency. Amplitude is measured in units of decibels, abbreviated dB. The amplitude of a sound is a measure of a pressure or force that a sound can exert. Frequency is measured in Hertz (hz), meaning cycles per second, and refers to the number of times that the acoustic pressure (amplitude) peaks in each sound. A sound that has more cycles per second is higher pitched. High-pitched sounds are produced by a rapidly vibrating sound source and, conversely, low-pitched sounds are from

a more slowly vibration source.

Since the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale was devised to relate noise to human sensitivity. The A-weighted dB (dBA) scale performs this compensation by discriminating against frequencies both above and below 1,000 hz in a manner approximating the sensitivity of the human ear.

Doubling the sound pressure of a noise source causes the decibel rating to be increased by only 6 dB due to the logarithmic nature of the noise scale. However, due to nonlinearities in the mechanism of the human ear, a sound must be nearly 10 dBA higher than another to be judged twice as loud. It follows that a sound of 20 dBA is four times as loud, and 30 dBA is eight times as loud.

Everyday sound normally ranges from 30 dB (very quiet) to 100 dB (very loud). The average level of conversation ranges from 30 to 80 dB. Sound becomes discomforting at 120 dB and physically painful above 140 dB.

Several rating scales have been developed for the measurement of community noise. The predominant rating scales now in use in California are:

1. **Leg - Energy Mean Noise Level.** The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over a given sample period.
2. **Ldn - Day-Night Average Sound Level.** Similar to Leg, but applies a weighing factor which places greater significance on noise events occurring at night (10:00 p.m. to 7:00 a.m.) than during the day (7:00 a.m. to 10:00 p.m.).

3. **CNEL - Community Noise Equivalent Level.** Similar to Ldn, but with weighing factors placed on two time periods (evening, 7:00 p.m. to 10:00 p.m., and night, 10:00 p.m. to 7:00 a.m.).

In recent years, qualitative terms of noise have been replaced by statistical descriptions of noise. Noise values are given statistically in percentiles. For example, the 90th percentile value existing at a measurement location is the noise level exceeded 90 percent of the time. It is abbreviated by the term L90. Percentile values which have come into common use to describe the characteristics at a location include L90, L50, and L10. The L90 value is called the "residual" noise level. The L50 value represents the peak or near peak noise level.

One of the greatest problems in noise analysis is that of relating noise exposure to health and welfare, and determining maximum noise levels for the protection of well-being. Although there has been some dispute in the scientific community regarding the detrimental effects of noise, a number of general conclusions have been reached:

- * Noises of sufficient intensity have caused irreversible hearing damage.
- * Noises have produced physiological changes in humans and animals that in many instances have not resulted in adaptation.
- * The effects of noise are cumulative and, therefore, the levels and duration of noise exposure must be taken into account in any overall evaluation. The recognition of this fact has been translated into legislation specifying limits of total permissible noise exposure in industrial settings.
- * Noises can interfere with speech and other communications.
- * Noise can be a major source of annoyance by disturbing sleep, rest and relaxation.

- * When community noise levels have reached sufficient intensity, social action has occurred to reduce their efforts. This has often taken the form of creating new organizations (or using existing ones) to press for means of laws, ordinances and standards.

The U. S. Environmental Protection Agency has suggested a noise reduction goal of 55 dBA (Ldn) in residential areas for the protection of health and welfare. The U. S. Department of Housing and Urban Development's minimum standard of noise in residential areas is 65 dBA (Ldn). CNEL or Ldn levels can be mapped using contour lines around major noise generators. The contours typically correspond to 5 dBA intervals and the maps include all contours greater than 60 dBA (Ldn). The 60 dBA cut-off corresponds to the state requirement that all new housing with exterior noise levels exceeding this level be insulated. As a guideline, interior noise levels should be no louder than 45 dBA (Ldn). Since noise reduction provided by a typical house is 12 to 18 dBA, additional insulation is usually required where exterior noise exceeds 60 dBA.

The City of Colusa has yet to undertake a community-wide noise survey and a mapping of noise contours exceeding 60 dBA. However, sufficient data has been collected for the community's primary noise sources to determine the severity of existing noise problems and to develop noise compatibility criteria for future development. Data from adjoining counties with similar conditions is also helpful in documenting the local noise environment.

EXISTING NOISE

Generally noise is not a significant problem in the City of Colusa. There is no existing railroad and the airport does a small amount of private business and does not impact existing residential areas since it is surrounded by

industrially zoned and developed land. There are no major industries in Colusa and those industries that do exist are mostly segregated from residential areas, with the notable exceptions of 14th Street (in the planning area) and west Main Street. The major source of noise in the City is traffic. Only Highway 20, however, provides enough traffic to cause noise problems that would exceed EPA and State guidelines. Noise corridors along Highway 20 through town are between 60 dBA and 70 dBA with the highest recordings being on Market Street when traffic volume is also highest.

FUTURE NOISE IMPACTS

Highway 20 will continue to have noise levels higher than are allowed by State guidelines. However, almost all of the Highway 20 corridor is developed (much of it as residential development). And, although these noise impacts are not mitigatable, the General Plan is proposing that most future residential development not occur along the Highway 20 corridor. There are two notable exceptions to that statement; one area is just south of SIOC along the south east side of Highway 20 as it approaches the Town and Country Shopping Center, and the other is on the west side of Highway 20, across from the fairgrounds. Both of these areas are in the Planning Area and not in the incorporated part of the City of Colusa. Both areas will require noise mitigation (as described in this chapter). All other areas in the City of Colusa, both developed and undeveloped, and those in the Planning Area (with the aforementioned areas within one block of Highway 20) will have noise levels less than 60 dBA (CNEL). Based on Sutter County's standard of 5000 vehicles per day or more constituting a "noisy" road, only Fremont and Wescott Streets are in danger of exceeding this level of traffic during this 10 year planning period.

NOISE ABATEMENT PROGRAM (This section is taken verbatim from the County of Colusa General Plan, in order to maintain continuity of planning standards between the City and County in the proposed Planning Area.)

Noise Standards

Compatibility between new land uses and activities should be ensured in the future by adhering to the standards shown in Table 1 (page 87). These standards have been developed in accordance with guidelines published by the California Department of Health Services, Office of Noise Control. They identify the levels of noise which are compatible with activities common in different land use categories. Recommended interior noise levels reflect the level of sound required to carry out normal activity in each of the specified types of space. These standards should be periodically reevaluated and revised, if necessary.

This table identifies three separate levels of standards for noise exposure: normally acceptable, conditionally acceptable, and normally unacceptable. They are defined as follows:

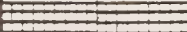





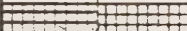























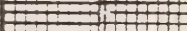



































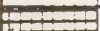





- * Normally acceptable noise levels are those which pose no threat to the specified use. Standard construction techniques would reduce external noise so that the interior noise level would not disrupt activities.
- * Conditionally acceptable noise levels are those in which standard building construction would not be adequate to protect the land use. However, standard mitigation measures such as noise barriers, site design to protect sensitive uses, architectural design to protect noise-sensitive activities, or acoustical insulation could easily be employed to achieve acceptable sound levels.

- * Normally unacceptable noise levels are those for which simple mitigation measures would not be adequate. The specified land uses would not be appropriate in these areas unless major noise attenuation measures have been designed into the project by a professional who is competent in sound reduction and unless a detailed noise study has been conducted to assure the performance of the design. Construction of the specified use should be strongly discouraged in areas with these levels. For residential uses, construction would be "normally unacceptable" where sound levels exceeded 65 dBA for more than 8 hours a day.

TABLE 1

Noise/Land Use Compatibility
Recommended Noise Levels, Ldn (dBA)

LAND USE CATEGORY

		INTERIOR	EXTERIOR RANGE					
			50	55	60	65	70	75
Residential:								
Low Density	45							
Medium to High Density	45							
Commercial:								
Hotel	50							
Office	55							
Restaurant, Retail	60							
Other	65							
Industrial:								
Light Industrial	55							
Manufacturing	50							
Other	70							
Public/Quasi-Public:								
School, Library, Church, Hospital								
Theater	45							
Other	55							
Open Space:								
All Categories								

NORMALLY ACCEPTABLE 
 CONDITIONALLY ACCEPTABLE 
 NORMALLY UNACCEPTABLE 

MITIGATING NOISE IMPACTS

As illustrated in Table 2 on page 89, standard building construction provides some noise reduction from outside to inside. The Federal Highway Administration has developed a manual to further reduce highway noise through a combination of techniques. While these techniques are most useful for new construction, they may also be used to retrofit existing buildings in unacceptably high noise environments.

- * **Site Planning.** The arrangement of buildings on a site can be used to minimize noise impacts. Four primary techniques are used: (1) increasing the distance between the noise source and the receiver; (2) placing non-residential land uses such as parking lots, maintenance facilities, and utility areas between the source and receiver; (3) locating non-residential buildings parallel to the noise source so that they act as a sound barrier (a 2-story building can reduce noise levels on the side of the building away from the noise source about 13 dBA); and (4) orienting the noise-sensitive areas away from the noise (doubling the distance from a noise source can reduce its intensity by as much as 6 dBA).

- * **Architectural Design.** Noise impacts can be reduced by separating more noise-sensitive rooms from less noise-sensitive rooms, and locating the more noise-sensitive rooms furthest away from the noise source. In residences, bedrooms, living rooms, and dining rooms are most noise sensitive; kitchens and bathrooms are less so. Solid walls or reduced window areas in the area of the noise source can cut down the amount of noise reaching the receiver.

Table 2 Approximate Noise Reduction Provided by Buildings

Building Type	Building Structure (dBA)
All	10
Light frame, closed window	20
Masonry, single-glazed windows	25
Masonry, double-glazed windows	35

Portion of Exterior Wall with Open Windows	Noise Reduction of Wall (dBA)
1%	17
2%	14
4%	11
8%	8
16%	5
32%	2
50%	0

Source: Federal Highway Administration (Bolt Beranek and Newman, Inc.), Fundamentals and Abatement of Highway Traffic Noise, June 1973, p. 1-35.

- * **Acoustical Construction.** Noise can be intercepted as it passes through the walls, floors, ceilings, and doors of a building. Walls provide building occupants with the most protection from exterior noise. The amount of exterior noise protection can be increased through greater wall mass and stiffness, use of cavity partitions, increasing airspace, increasing stud spacing, use of staggered studs, use of resilient materials to hold the studs and panels together, addition of acoustical blankets, and sealing of cracks and edges. Windows are one of the acoustically weakest points of a wall. Reduced window size, increased glass thickness, and use of double-glazed windows will decrease the amount of sound entering through the windows. Doors

are acoustically even weaker than windows. By using solid core doors rather than hollow core doors, vinyl seal around the edges, and gasket stops, sound penetration can be reduced. Beamed ceilings can be acoustically reinforced by adding a layer of fiberglass or other noise-resistant material.

Overall interior noise levels can be reduced by extensive use of thick, heavy carpeting, drapes, wall hangings, and acoustical ceiling tiles. They cannot reduce the sound entering the building, but they can reduce overall noise levels by reducing sound reverberations. Psychological noise attenuation can be accomplished by masking noise. Techniques include air conditioning, music, the sound of running water, or anything which reduces perceived fluctuations in noise.

* **Barriers.** A noise barrier is an obstacle placed between a noise source and receiver to interrupt the path of the noise. They can be constructed as earth berms, walls, fences, or dense plantings of trees and shrubs. A berm provides noise attenuation of up to 15 dBA if it is several feet higher than the "line of sight" between the noise source and the receiver. Walls serve the same function with the same result. Landscaping is not as effective acoustically, but is generally the most aesthetically pleasing. Often a combination of the methods proves to be the best solution.

FUTURE IMPACTS

Most future development in Colusa during the next ten years can avoid significant noise impacts by proper site usage and by construction according to current building codes. Some development along Hwy. 20 may incur significant noise impacts that would require specific mitigation.

POLICIES AND MITIGATION MEASURES

- #1. Proposed development projects shall mitigate noise impacts they generate consistent with the noise element of the General Plan.
- #2 Proposed noise sensitive land uses shall not encroach upon existing noise generating land uses, unless the proposed use includes suitable noise mitigation measures.

CONSERVATION/OPEN SPACE ELEMENT

INTRODUCTION

The Conservation Element addresses the preservation and Conservation of the City's natural resources. Because the City of Colusa is a developed urban area, this element will also focus on the preservation of open space areas within the City and the Planning Area.

Many of the normal issues covered by the Conservation Element do not apply to the City of Colusa directly since it is densely urbanized. Issues such as forests, wildlife, and mineral production are not significant issues concerning development within the City or the Planning Area. Vegetation issues are mostly related to preservation of trees planted by the City and residents along the major right-of-ways in the historical part of the City. Issues that are germane to future development and growth are; agricultural preservation, water supply, and preservation of open space areas.

VEGETATION

Although the County conservation map for vegetation shows part of the City of Colusa and part of the Planning Area in a rare plant concentration zone, it is unlikely that these plant species would be located within the Planning Area. The City itself is densely developed and most of the undeveloped Planning Area is in cultivated land or land that has been previously cultivated.

A more obvious vegetation resource is the many trees that line most of the City's older streets. These trees, which are in the City right-of-way, are protected by ordinance. A tree commission is empowered to make decisions concerning removal, maintenance, replacement and new plantings. There is a master list of trees which authorizes which species can be planted based on climate, soils, and other factors. These trees make up a major vegetation resource of the City.

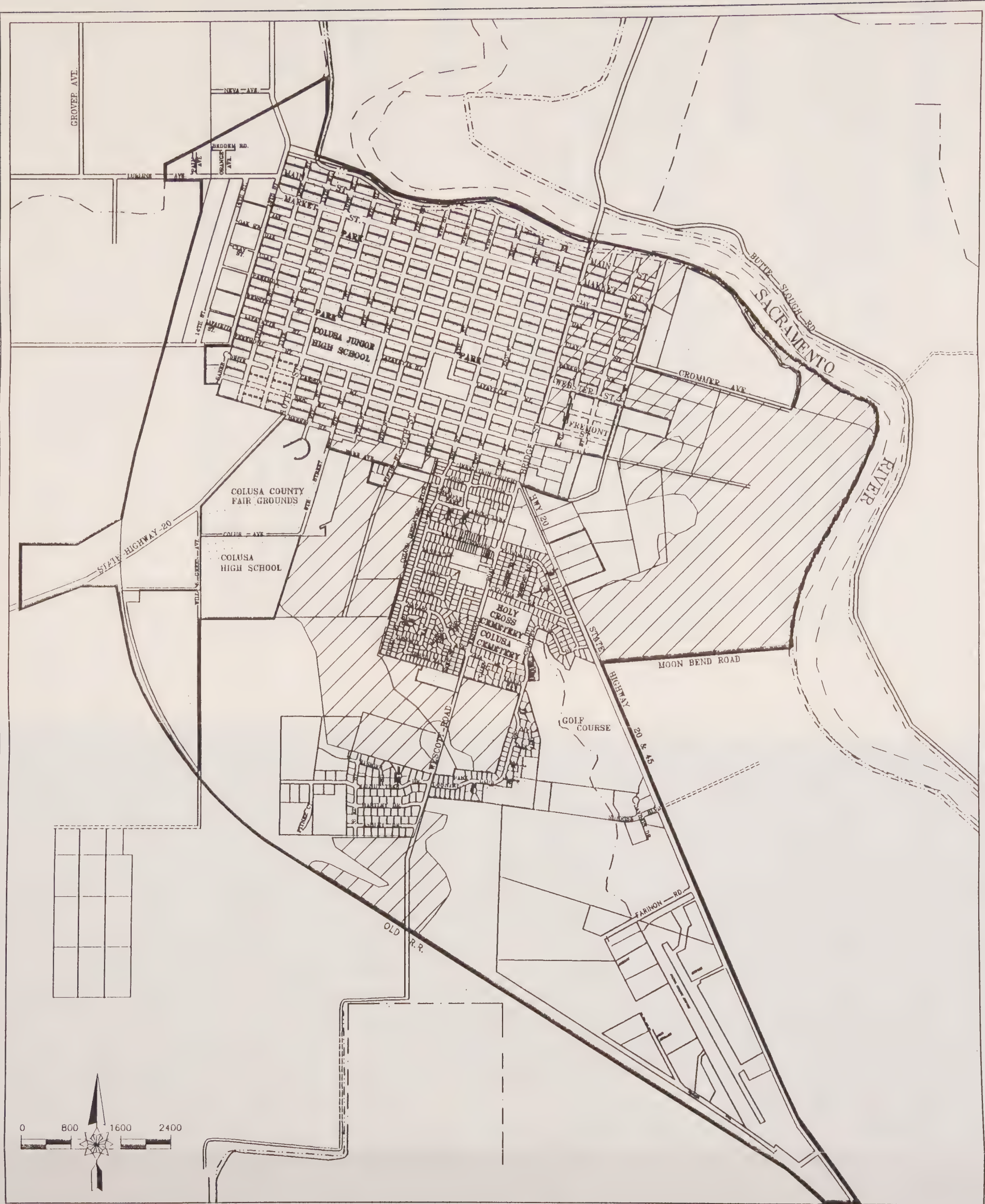
AGRICULTURAL LAND

For the purpose of this plan all areas of Class 1 soil will be defined as prime agricultural land. Areas of soil in Class 2 or less are defined as less than prime agricultural land. The map on page 95 shows the areas of prime agricultural land that are within the Colusa Planning Area. The conversion of prime agricultural land to urban uses is a major concern of the State of California and the County of Colusa. Agriculture is the County's leading industry by far and it accounts for most of the City's economic fortune as well.

Even though prime agricultural land is a valuable resource, the areas shown on the prime agricultural map are within the City's 20 year Sphere of Influence (1984) and are designated by the County General Plan as Agricultural-Transitional (AT), Rural Residential (RR), or Urban Residential (UR). All of these designations expect or provide for urbanization of one kind or another. Based on population projections which uses the last 5 years growth average, the City will need more land for development just to continue the percentage of growth found in the recent past.

In considering the future annexation of prime agricultural land for urban development the City must realize that LAFCO has a statutory responsibility to encourage the development of non-prime agricultural land before agreeing to annexation which allows the urbanization of prime agricultural land (Gov. Code 56841 & 56377), the City should be prepared to follow the following procedure when annexing prime agricultural land;

1. Prepare findings showing the need for the type of development proposed.
2. Prepare findings showing that other non-prime land is not realistically available.
3. Prepare a statement of Overriding Considerations when the conversion of prime agricultural land to urban uses cannot be fully mitigated.



CITY OF COLUSA PLANNING AREA

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FAX 673-5459, P.O. BOX 3325
990 KLAMATH LANE, SUITE 9
YUBA CITY, CA 95992-3325

LEGEND

 Prime Agriculture Land

WATER AND AIR QUALITY

The City of Colusa is within what is defined as the Colusa Basin Watershed. It is near the center of the trough of that drainage and adjacent to the Sacramento River. Average precipitation is 10" - 20" annually.

Water Quality

The City of Colusa receives its water for municipal use from deep wells. These wells tap aquifers formed by geologic formations underground. The City drills its wells well below the 200' level with casing at higher levels to prevent infiltration. These deeper wells should not ever be subject to groundwater contamination. The Department of Water Resources also projects sufficient capacity in the groundwater basin to meet future demand for all municipalities in the County.

Water Use

The City uses six wells to draw water from underlying aquifers for City use, although only five are regularly used. The highest daily demand in July and August (the driest months) is 4.16 mgd. The five wells normally used can produce 5.76 mgd., giving the City a 1.6 gpd for fire protection. During the next 10 years, projected growth in the City is 860 persons. Based on a projected per capita consumption of 322.5 gallons a minute, this population growth would require an additional 464,400 gallons of water per day.

OPEN SPACE

One of the City's greatest natural assets is its abundance of open space in the form of parks, school grounds, fairgrounds, and the local cemetery. Open space areas have a variety of uses from simple meditation to softball programs, and they greatly add to the quality of urban life.

The City has 20 acres of parkland, most of which is administered by the City's Parks and Recreation Department. A notable exception is the Little League Ball Park on 5th Street, which is administered by the Little League Association.

The City also benefits by having the County fairgrounds and Colusa-Sacramento River State Park within the Planning Area. These facilities help to give the area an abundance of green areas. The Colusa-Sacramento River State Park is also a facility for boat launching. Recently silt has made this facility unusable. It is the City's intent to see that this facility is used to its fullest potential. The Colusa Golf Course (9 holes) is also within the Planning Area and represents a major community recreational facility.

As future subdivisions are built the City should attempt to maintain adequate parkland. However, it is recognized that additional parkland is an increasing fiscal burden upon the City. The City, in the future, must identify additional revenue sources to develop and maintain the park system.

IMPACTS

Future growth in the City of Colusa will have the following significant impacts on natural resources;

1. Some portion of the existing prime agricultural lands will be lost to urban development.
2. There will be a need for additional parkland development to meet projected population growth through the year 2000.
3. The City now requires an increase in water supply to meet current needs and will require an increase in water supply or storage and sewer treatment to meet projected demand based on projected population growth. Significant use by industrial development could increase this total.

POLICIES AND MITIGATION MEASURES

- #1** The City Capital Improvement Plan shall address water demand, storage, transmissions, costs, and financing of water supply for the next ten years.
- #2** The City will explore all mechanisms for developing and maintaining parks.
- #3** Before allowing prime agricultural land to be developed for urban uses the City shall make the following findings:
 1. That the land is needed to supply a land use demand as shown by the land use element or housing element;

2. That other land which is not prime agricultural land is not realistically available for the same land use purpose;
3. A statement of overriding considerations as part of the environmental determination;

- #4** The City shall continue to preserve trees within its right-of-ways.
- #5** The City shall insure that tree plantings along street right-of-ways are required in future development.
- #6** The City shall review and update tree planting requirements for parking areas and new development.
- #7** The City shall diligently oppose any effort by the State of California to significantly curtail or discontinue the Colusa Sacramento River State Recreation Area and boat launch.

ENVIRONMENTAL IMPACT REPORT

As stated in California State Law and set forth in the CEQA Guidelines the adoption of a proposed General Plan for a local agency, the City of Colusa, does constitute a discretionary project. Therefore, the City in this case must prepare or have prepared an EIR to determine any possible significant effects on the environment and the possible mitigations of these effects.

All of the items set forth in State CEQA Guidelines shall be discussed in the Environmental Impact Report (EIR) as a part of the overall General Plan Document. The City of Colusa is utilizing the General Plan itself as an equivalent EIR as provided in Section 15166 of the CEQA Guidelines.

All the required subject and/or topic areas are addressed in the EIR and are indexed as follows:

SUBJECT AND/OR TOPIC AREA	PAGE #	CEQA GUIDELINE REFERENCE
Index	100	Section #15122
Significant Environmental Impact	102	Section #15123
Project Description	102	Section #15124
Environmental Setting	103	Section #15125

SUBJECT AND/OR TOPIC AREA	PAGE #	CEQA GUIDELINE REFERENCE
Significant Environmental Impacts of the project	102	Section #15126
Significant Effects on the Environment which cannot be avoided	103	Section #15126(b)
Mitigation Measures proposed to reduce the Significant Effects	105	Section #15126(c)
Alternatives to the Proposed Project	105	Section #15126(d)
Long Term Secondary Impacts	103	Section #15126(e)
Any Significant Irreversible Environmental Changes which would be involved in the project if implemented	105	Section #15126(f)
The Growth Inducing Impact of the Proposed Action	103	Section #15126(g)
Effects Found not to be Significant	104	Section #15128
A list of Organizations and Persons Consulted	107	Section #15129
Cumulative Impacts	103	Section #15130

The Summary of Significant Environmental Impacts

The General Plan allows for reasonable and moderate growth in areas of the community where it can be readily accommodated, of course, even with the most reasonable but sophisticated regulation of growth some impacts on the environment are possible.

More rapid growth than anticipated could be significant if water supply and distribution as well as sewage disposal and treatment are not provided in a timely and practical manner.

Growth that is expanding into the Sphere of Influence prematurely and ahead of proper infrastructure improvement.

Further decrease in viable agricultural uses on the border of the City both inside and outside of the existing limits.

Traffic increases and congestion from inside the City as well as outlying areas of the County could be significant without adequate road improvements.

PROJECT DESCRIPTION

The City of Colusa and its Sphere of Influence are shown on Map #9, Sphere of Influence, and described in Chapter #3, Land Use Element, contained in this document. The objectives and purposes of the Plan project are set forth in the Introductory Chapter.

The General Plan project characteristics are stated in the Introduction Chapter #1. All seven mandated elements are contained in the General Plan. The production of this Plan was based on providing the public information about all aspects of the Planning Program through the General Plan public hearings and workshops.

The use of the General Plan document as an equivalent EIR was to apprise the Planning Commission and the City Council of the potential, if any, for significant adverse impacts on the environment prior to adoption.

ENVIRONMENTAL SETTING

Population, Housing and Land Use

These potential impacts of population and housing concern growth activities and land use proposals that affect population density and housing for the City Planning Area. Housing and its characteristics are thoroughly discussed in the recently adopted (November, 1993) City Housing Element. This Housing Element is incorporated by reference as an integral and mandated element of this City General Plan. Land Use activities and growth areas are set forth in Chapter #3 of this document.

LONG TERM ENVIRONMENTAL IMPACTS

GROWTH INDUCING IMPACTS

Future growth is anticipated in areas already experiencing development. Development of properties in the sphere of influence will occur gradually, with areas most easily served by public utility infrastructure developing earlier. Growth in other areas will be limited by the plan and existing zoning. Thus, no significant growth inducing effects of the plan are identified or anticipated.

CUMULATIVE IMPACTS

Cumulative impacts are those which result from additional projects both already proposed and those induced in the area proposed for the primary project under consideration. These impacts would include increased traffic,

public utilities, noise, air pollution, and additional commitment of non-renewable resources. The City of Colusa General Plan does not propose any significant changes in land use designations in its planning area that would lead to significant cumulative impacts. The Plan also attempts to enhance future commercial growth in the downtown area, again reducing the chance for cumulative impacts due to commercial development. The largest area designated for industrial development in the Plan is already being developed as an industrial area and already has developed quasi-public utilities (Colusa Industrial Properties). The Plan will not have a great potential for cumulative impacts and no growth impact on surrounding communities beyond that already approved prior to this plan.

SHORT TERM VERSUS LONG TERM EFFECTS

The General Plan allows the Community to develop strategies and implementation policies that emphasize long term protection of community priorities such as:

- residential design and ambience
- maintain a sufficient water supply
- allow necessary growth but prevent growth that would significantly effect the integrity and quality of the community
- provide for protection of historic resources
- insure review of commercial, multi-family, and industrial development projects
- promote commercial development in the downtown

SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Continued growth of the City, even at a moderate rate, must contemplate annexation and development of the properties within the sphere of influence. Much of this land is vacant and unused or devoted to agricultural uses. Thus, over time, these lands will convert to urban uses, predominately residential.

The land designated as Agricultural use within the Sphere of Influence area is established by this General Plan is still a valuable resource. The conversion of these lands to urban uses cannot be reversed in the future in a practical sense. The elimination of these agricultural lands will increase impacts on the environment which will be in effect, irreversible.

Alternatives to this project (the adoption of this General Plan) are but few and are described as follows:

1. Preferred or Moderate Growth Alternative

This proposed General Plan project or the Preferred Alternative would in its Goals and Policies:

(a) Encourage timely and orderly growth and development; discourage urban sprawl, "leapfrog" development, scattered urbanization; and promote in-filling

(b) Encourage communications and cooperation between the City of Colusa and the County and other local agencies, organizations and groups

(c) Protect the integrity of the General Plans and Zoning of the City and the County

(d) Encourage the development of a phased, orderly plan for urban development

(e) Encourage the City to develop a capital improvements program

(f) Give property owners and developers advance notice of what land use controls and services are available

(g) Encourage the City and the County to develop programs and policies for orderly growth.

2. No Project Alternative

A No Project Alternative assures the City would reject the provisions recommended by the plan and continue to follow the policies of the 1970 General Plan with the 1974 Land Use and Conservation Elements. Since the old General Plan does not address many of the City's objectives it is not considered to be viable. The whole intent of this new General Plan is to update and revise and provide a positive pattern for a progressive City and its residents.

3. No Growth Alternative

This No Growth Alternative would stagnate the City and its future population and isolate the community from the surrounding County and other growing areas. This alternative is not a practical choice.

BIBLIOGRAPHY

List of organizations and persons contacted

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- "General Plan Guidelines," Office of Planning and Research, State of California, 1987
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- Town of Loomis, "General Plan," 1987
- 1987 Traffic Volumes on California State Highways," Caltrans

APPENDIX - A



CITY OF COLUSA

P.O. BOX 1063 • COLUSA, CALIFORNIA 95932 • Phone 916-458-4740

MASTER TREE LIST

Adopted by City Council
Resolution No. 84-13
April 10, 1984

PREFERRED - Liberal Use:

Chinese Pistache - *Pistacia chinensis* (male selections)
Cork Oak - *Quercus suber* (an evergreen)
European Hackberry - *Celtis australis*
Holly Oak - *Quercus ilex* (evergreen)
Japanese Zelkova - *Zelkova serrata*
Oriental Hackberry - *Celtis sinensis*
Sierra or White Alder - *Alnus rhombifolia*

LIMITED - Limited to special uses:

American Linden - *Tilia americana*
Camphor Tree - *Cannamomum camphora* (slow growing evergreen, shallow roots)
Coast Beefwood - *Casuarina Stricta* (small, dry location)
Common Hackberry - *Celtis occidentalis*
Fruitless Mulberry - *Morus alba*
Golden Rain Tree - *Keolrueteria paniculata* (slow, small, alkali, short lived, dirty)
Iron Bark Eucalyptus - *Eucalyptus sideroxylon rosea* (evergreen)
Italian Alder - *Alnus cordata*
Japanese Pagoda - *Sophora japonica* (small, slow)
Magnolia
Maiden Hair Tree - *Cinkgo biloba* (male selections, slow growing)
Majestic Beauty Sycamore
Mayten Tree - *Maytenus boaria* (small, evergreen)
Marshal's Seedless Ash - *Fraxinus pennsylvanica lanceolata*
Norway Maple - *Acer paltanoides* (aphis)
Pin Oak - *Quercus palustris* (holds dead brown leaves through winter)
Silk Oak - *Grevillea robusta*
Silk Tree - *Albizzia julibrissin* (alkali)
Silver Maple - *Acer saccharinum*
Sunburst Locust - *Robinia pseudoacacia* (sunburst)
Sweet Gum - *Liduidambar styraciflua* (columnar)
Tulip Tree - *Liriodendron tulipifera*

APPENDIX - B

RESOLUTION NO. 93 - 36

RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF COLUSA ADOPTING THE
UPDATED HOUSING ELEMENT OF THE
COLUSA GENERAL PLAN

WHEREAS, the Housing Element of the Colusa General Plan was updated in accordance with Article 10.6 of the California Government Code; and

WHEREAS, following review by the Planning Commission and City Council the draft Housing Element was submitted to the State Department of Housing and Community Development (HCD) for review and comment on September 24, 1993; and

WHEREAS, in a letter to the City of Colusa dated November 5, 1993, HCD identified certain changes needed to bring the draft element into compliance with State housing element law; and

WHEREAS, in response to the revisions suggested by HCD, City staff and consultants have done the following:

- a) Clarified and expanded the discussion of large households to include information on the tenure characteristics of such households.
- b) Attempted to quantify the number of farmworker households in the Colusa area and their special housing needs.
- c) Included information about the tenure characteristics of elderly households.
- d) Consulted with additional agencies in attempting to quantify the number of homeless persons and families seeking assistance in the Colusa area.
- e) Clarified and expanded the discussion of actions to be taken in support of equal housing opportunity for all persons.
- f) Reexamined all housing actions to ensure that quantified objectives and timelines for their implementation are included, wherever possible.
- g) Reexamined the R-1 density standard to determine whether it is having a deleterious effect on the affordability of developments in that zone; and

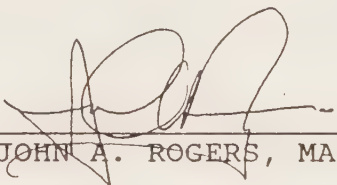
WHEREAS, in accordance with the provisions of the California Environmental Quality Act, an Initial Study has been conducted and a Negative Declaration has been prepared for the draft Housing Element; and

WHEREAS, a properly noticed public hearing on the draft Housing Element was held by the City Council on November 16, 1993.

NOW, THEREFORE BE IT RESOLVED that the City Council hereby adopts the updated Housing Element of the Colusa General Plan and the accompanying Negative Declaration.

The foregoing resolution was passed and adopted by the City Council of the City of Colusa at a regular meeting held on November 16, 1993 by the following vote:

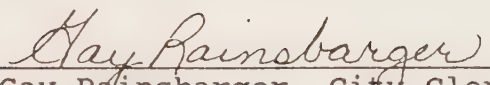
AYES : Hicks, Geer, Taylor, Jaconetti, Rogers
NOES : None
ABSENT : None
ABSTAIN: None



JOHN A. ROGERS, MAYOR

ATTEST:

APPROVED AS TO FORM:



Gay Rainsbarger, City Clerk



Palmer H. Hatch, City Attorney

Notice of Determination

93-74
FILED

DEC101993

KATHLEEN MURAN
COLUSA COUNTY CLERK

By _____ Deputy

To: _____ Office of Planning and Research
14(X) Tenth Street, Room 121
Sacramento, CA 95814

ENDORSED

X County Clerk
County of Colusa
546 Jay Street
Colusa CA 95932

From: City of Colusa
(Public Agency)
425 Webster Street
Colusa CA 95932

Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Updated Housing Element of the Colusa General Plan

Project Title

Gay Rainsbarger

(916) 458-4740

State Clearinghouse Number
(If submitted to Clearinghouse)

Lead Agency
Contact Person

Area Code/Telephone/Extension

Citywide, Colusa, Colusa County, California

Project Location (include county)

Project Description:

Project consists of the adoption of the updated Housing Element of the Colusa General Plan.

This is to advise that the City Council of City of Colusa has approved the above described project on
November 16, 1993 and has made the following determinations regarding the above described project:
(Date)

☒ Lead Agency ☐ Responsible Agency

1. The project [☐will ☒will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☐were ☒were not] made a condition of the approval of the project.
4. A statement of Overriding Considerations [☐was ☒was not] adopted for this project.
5. Findings [☐were ☒were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:

Gay Rainsbarger
Signature (Public Agency) Gay Rainsbarger

11/22/93

Date

City Clerk

Title

Date received for filing at OPR:

NEGATIVE DECLARATION

1. Name, if any, and a brief description of project:
UPDATED HOUSING ELEMENT OF THE COLUSA GENERAL PLAN:
The 1988 Housing Element was updated in accordance
with Article 10.6, Sections 65580-65589.5 of the CA
Government Code.
2. Location: City wide, Colusa
3. Entity or person undertaking project:
- X A. City of Colusa
- B. Other (Private)
- (1) Name: _____
- (2) Address: _____

The City of Colusa ~~Planning Commission~~, having reviewed the Initial Study of this proposed project and having reviewed the written comments received prior to the public meeting of Planning Commission, including the recommendation of the City's Staff, does hereby find and declare that the proposed project will not have a significant effect on the environment. A brief statement of the reasons supporting the ~~Planning Commission's~~ findings are as follows:

The project will not have a significant adverse impact upon the environment.

A copy of the Initial Study may be obtained at the office of Planning & Development, 425 Webster Street, Colusa, CA, Phone: 458-4740.

Kay Rainsberger
XXXXXXXXXXXXXXXXXXXX
Executive Secretary



ENVIRONMENTAL FILING FEE CASH RECEIPT

DFG 753.5a (6-91)

20616

Lead Agency: Planning & Building Date: 12-10-73
County/State Agency of Filing: City of Palmdale Document No.: 73-74
Project Title: Update Housing Element of General Plan
Project Applicant Name: City of Palmdale Phone Number: _____
Project Applicant Address: _____

Project Applicant (check appropriate box): Local Public Agency ☐ School District ☐ Other Special District ☐
State Agency ☐ Private Entity ☐

CHECK APPLICABLE FEES:

() Environmental Impact Report	\$850.00	\$ _____
() Negative Declaration	\$1,250.00	\$ _____
() Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ _____
() Projects Subject to Certified Regulatory Programs	\$850.00	\$ _____
(<input checked="" type="checkbox"/>) County Administrative Fee	\$25.00	\$ <u>25.00</u>
() Project that is exempt from fees		

Dr. Martinis
TOTAL RECEIVED

\$ 25.00

Signature and title of person receiving payment: H. G. Newton

FIRST COPY-PROJECT APPLICANT

SECOND COPY-DFG/FASB

THIRD COPY-LEAD AGENCY

FOURTH COPY-COUNTY/STATE AGENCY OF FILING



CITY OF COLUSA

COLUSA, CALIFORNIA 95932 • Phone 916-458-4740

NEGATIVE DECLARATION

Name of Project: Updated Housing Element of the Colusa General Plan

Name of Proponent: City of Colusa

Project Location: Citywide

Project Description:

The proposed project consists of the adoption of the updated Housing Element of the Colusa General Plan. The element was updated in accordance with Article 10.6, Sections 65580-65589.5 of the California Government Code by:

- documenting the progress made since the adoption of the City's current Housing Element in 1988;
- updating the existing population and housing characteristics to reflect 1990 Census data, 1993 State Department of Finance estimates and more current information from other sources;
- expanding and updating the discussion of existing housing needs to include an analysis of low income rental units that may be at-risk of converting to market rate units;
- identifying potential sites for the development of additional new housing;
- updating the discussion of actual and potential governmental and nongovernmental constraints on the production, maintenance and affordability of housing within the City;
- reaffirming the goals of the prior element and augmenting the objectives and supporting policies; and
- formulating a housing action plan which identifies specific policies and implementing actions to be pursued over the next five-year period.

The updated element incorporates the housing needs estimates contained in the Tri-County Area Planning Council's Regional Housing Needs Plan. In addressing these estimated needs, the updated element anticipates the development of 194 new housing units within the City during the current (1992-1997) planning period. These units are expected to be constructed on some of the 23 potential housing sites identified in the element. The number of units that

may be developed on these sites is based on either approved/proposed development plans or, in the absence thereof, their estimated build-out potential under the current Zoning Ordinance.

It should be pointed out that development of the small, infill sites identified in the element will be Categorically Exempt under CEQA. Moreover, site-specific EIRs or Negative Declarations will be prepared as plans are submitted for the development of the larger potential housing sites. In fact, site-specific environmental documents have already been prepared for several of the projects that will be carried out over the current planning period and they are herein incorporated by reference.

Pursuant to the provisions of the California Environmental Quality Act (CEQA), and the State CEQA Guidelines, the City of Colusa has analyzed the proposed project and determined that the project will not have a significant adverse impact on the environment. Based on this finding, the City of Colusa has prepared this Negative Declaration. A copy of the Initial Study, documenting reasons to support this finding, is attached.

A period of 30 days from the date of publication of the notice of this Negative Declaration will be provided to enable the public to review the Initial Study and this document prior to formal adoption of this Negative Declaration by the City of Colusa.

September 23, 1993

Date

Gay Rainsberger

Signature

Executive Secretary

Title



CITY of COLUSA HOUSING ELEMENT



**HOUSING ELEMENT
OF THE
COLUSA GENERAL PLAN**

CITY COUNCIL

**John Rogers, Mayor
Marianne Geer
John Hicks
Frank Jaconetti, Sr.
Leland Taylor**

PLANNING COMMISSION

**Dave Markss, Chairman
Steve Gimblin
Wayne Hoblit
Norman Kelley
Richard Lang
Charles Seaver
Richard Selover**

**Gay Rainsbarger, Executive Secretary
Jim Mathews, Building Official**

ADOPTED BY THE COLUSA CITY COUNCIL, NOVEMBER 16, 1993

Resolution Number 9336

Prepared by:

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I. INTRODUCTION

A. Authorization

Section 65302(c) of the California Government Code requires every county and city in the State to include a housing element as part of their adopted general plans. In stipulating the content of this element, Article 10.6 of the Government Code indicates that the element shall consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing." This legislation further states that the element "shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

B. Purpose and Content

This updated housing element has been prepared in compliance with Section 65302(c) and Article 10.6 of the Government Code. It examines the City of Colusa's housing needs as they exist today, and projects future housing needs. It sets forth statements of community goals, objectives and policies concerning those needs, and it includes a housing program that responds to current and future needs within the limitations posed by available resources. The housing program details a five-year schedule of actions the community is undertaking or plans to undertake to achieve its housing goals and objectives. Upon its adoption by the Colusa City Council, this updated housing element will serve as a comprehensive statement of the City's housing policies and as a specific guide for program actions to be taken in support of those policies.

State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. This recognition of limitations is critical during this period of uncertainties in both the public and private sectors. Fiscal resources at all governmental levels are limited and uncertain and the private marketplace is undergoing substantial change. As a result, the methods for achieving the City of Colusa's objectives, or the ability to meet them at all, as stated today, may be less relevant tomorrow or a year from tomorrow. Therefore, it is intended that this housing element be reviewed annually and updated and modified not less than every five years in order to remain relevant and useful to decision makers, the private sector, and the residents of the City.

It should be pointed out that State law explicitly indicates that the City of Colusa is not expected to spend any of its own funds in carrying out the objectives of this element. It is not the City's responsibility to guarantee or ensure that the housing units that are needed to accommodate anticipated population growth are constructed. Instead, the City's obligations under State law are to: 1) provide adequate, appropriately zoned sites to meet the existing and projected housing needs of all economic segments of the community; 2) eliminate any constraints to the private development of a supply of housing to meet the needs of all economic segments of the

community; and 3) otherwise facilitate the actions required of the development industry in providing an adequate supply of housing.

C. Relationship to Other Elements and Plans

The California Government Code requires internal consistency among the various elements of a general plan. Section 65300.5 of the Government Code states that the general plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of goals. All other elements of the Colusa General Plan are currently (1993) being updated. City staff has reviewed the other draft elements of the general plan and has determined that this element is consistent therewith. The City will maintain this consistency as future general plan amendments are processed by evaluating proposed amendments for consistency with all elements of the general plan.

D. Use of Relevant and Current Data

To properly understand housing, a complete review and analysis of the community's population characteristics and housing stock must be performed. An attempt has been made to use the most current socioeconomic and building data available in the updating of this element. The primary sources of data are the U.S. Census, 1980 and 1990 reports, and State Department of Finance updates. Where reasonably available, this data was updated with more current information.

The 1991 Regional Housing Needs Plan, formulated by the Tri-County Area Planning Council, was utilized in preparing this document. This is the only available model which disaggregates housing needs among all economic segments of the community.

Finally, the data collected by various sources and utilized in the updating of this element may reflect totals which are not identical. In most respects, the totals are not as significant as the trends illustrated in the data collected. However, where totals of population and housing counts were reported for the same period, they may have been adjusted to be consistent with the most valid source known.

E. Citizen Participation

This housing element was developed through the combined efforts of City staff, the City's Planning Commission, the City Council, and the City's consultants, Willdan Associates and Laurin Associates. Citizen input was received through workshops and public hearings conducted by the Planning Commission and City Council. The notices for these workshops and hearings were published in a local newspaper and prominently posted at City Hall and other public facilities. These notices were printed in both English and Spanish in order to provide adequate outreach to the City's Hispanic population. In addition, organizations that represent the interests of lower income and special needs households, or are otherwise involved in the development of affordable housing, were consulted during the preparation of this element. These organizations include the Colusa County Department of Social Services, the Glenn County Human Resources Agency, and several non-profit housing corporations that have been active in developing or preserving affordable housing within the City.

II. REVIEW OF PREVIOUS HOUSING ELEMENT

When preparing an updated housing element, each local government is required to evaluate its progress toward achieving the goals contained in the previous housing element. This evaluation should include a discussion of the following: 1) the effectiveness of the housing element in the attainment of the State housing goal; 2) an analysis of the significant differences between what was projected and what was achieved; and 3) a description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the previous element.

A. Objectives

The objectives for the construction of new housing units contained in the previous housing element were a direct reflection of the housing need estimates contained in the Regional Housing Needs Plan of the Tri-County Area Planning Council. As indicated in the previous element, 251 new housing units needed to be constructed within the City between 1985 and 1992. Based on a "fair share" allocation of regional housing needs, as determined by the State Department of Housing and Community Development (HCD) for the Tri-County Area Planning Council, the breakdown of these units by household income category was as follows: 73 very low income (less than 50 percent of the median family income); 50 low income (50 to 80 percent of the median); 40 moderate income (80 to 120 percent of the median); and 88 above moderate income (more than 120 percent of the median). In addition to the construction of 251 new units, the previous element anticipated that at least 22 housing units would be rehabilitated between 1988 and 1992.

B. Results

As shown in Table 1, a total of 157 new housing units were constructed in the City between 1985 and 1992, or approximately 22 units per year. While detailed information regarding the cost of each of these units is not readily available, it has been estimated that seven of these units are low income units, 48 of these units are moderate income units, and the balance are above moderate income units. No very low income units were constructed over this period.

With regard to the rehabilitation or conservation of units that are affordable to lower income households, a total of 41 units were rehabilitated between 1985 and 1992 (and more specifically since 1988) using a combination of Community Development Block Grant (CDBG), State CHRP-O Program, and Farmers Home Administration (FmHA) funds. In making the existing housing stock more affordable to lower income residents, 13 households in the City received rental assistance during this period. The sources of funding for this assistance were the Section 8 Certificate and Housing Voucher programs of the Federal Department of Housing and Urban Development (HUD), locally administered by the Community Action Division of the Glenn County Human Resources Agency. Additional affordable housing was provided for 166 lower income households through the continued availability of privately owned low income rental housing that was constructed using HUD and FmHA financing.

TABLE 1
HOUSING OBJECTIVES AND ACTUAL ACCOMPLISHMENTS
1985-92

New Construction			
Income Category	Number of New Units Needed (1)	Number of Units Actually Constructed (2)	Surplus/ Deficit
Very Low	73	0	-73
Low	50	7	-43
Moderate	40	48	+8
Above Moderate	<u>88</u>	<u>102</u>	<u>+14</u>
TOTALS	251	157	-94
Rehabilitation			
Objective: 22 Units			
Actually Rehabilitated: 41 Units			
Rental Assistance/Assisted Housing			
Type of Assistance	Low Income	Very Low Income	
Rental Assistance		13	
HUD/FmHA Subsidized	88	78	

- (1) Estimated needs per Regional Housing Needs Plan used in preparing the previous housing element.
(2) Based on data compiled by Laurin Associates.

A summary of the progress made in carrying out each of the programs contained in the prior element is presented in Table 2.

The total number of new housing units constructed in the City over the prior planning period fell somewhat short of the total projected need, while the number of units rehabilitated was nearly twice the minimum number the City expected to be rehabilitated. The shortfall in new housing starts was due to a variety of reasons, not the least of which were the investment decisions being made in the private marketplace and the fact that the City's objectives may have been overly ambitious. The recessionary economy of the State and region over the last several years, in particular, affected investment decisions being made by the development industry.

The lack of new construction in the very low and low income categories was at least partially attributable to funding and staffing limitations. While the City has been active in pursuing the use of State and Federal housing assistance programs, the funds that are available have been limited and the competition among agencies for those funds has been intense. At the same time,

the limited City staff that is available to focus on local housing needs has affected the City's administrative capacity to formulate and carry out programs to facilitate new construction. However, as reflected by the quantified objectives presented in the Housing Program section of this element, the City's efforts during the prior planning period are expected to result in the increased production of lower income housing units over the next four years. In fact, the groundbreaking recently occurred for the construction of 30 units of very low income housing.

C. Implications for New Element

In preparing this updated element, the City reexamined the goals and policies that give direction to the City's housing programs, as well as the progress that has been made toward their attainment. The housing goals that were adopted by the City Council in 1988 are responsive to the State housing goals and continue to reflect the desires and aspirations of the community. Hence, through the adoption of this updated element, the City of Colusa has reaffirmed its commitment to these goals, while augmenting the supporting policies.

In establishing its current objectives and programs, the City once again considered its experience over the past seven year period. Based on this experience, certain programs contained in the prior element have been deleted or modified while some new programs have been added. Several programs that were not initiated, but are still quite pertinent, have been carried over and will be implemented during the current planning period. Finally, since the quantified objectives contained in this element are based on empirical data, they are more realistic and attainable than those contained in the prior element and reflect the economic recession that has gripped California during the early 1990's.

TABLE 2
STATUS OF PROGRAMS
CONTAINED IN PRIOR ELEMENT

PROGRAM	STATUS
Require environmental review of all new residential projects in order to assess and mitigate related impacts.	Ongoing Implementation
Vigorouslly enforce the Uniform Building Code (UBC).	Ongoing Implementation
Rehabilitate at least 22 lower income housing units.	Rehabilitated 41 units
Promote weatherization of housing units to reduce housing costs and conserve energy.	Ongoing Implementation
Continue to collect park development fee from new projects to support park facilities and programs.	Ongoing Implementation
Continue to use zoning ordinance to support preservation of historic homes.	Ongoing Implementation
Vigorouslly enforce sections of UBC concerning handicapped access.	Ongoing Implementation
Identify appropriate R-3/R-4 zoned areas where homeless shelter could be established and investigate funding sources therefor.	Partially accomplished - Eliminated (See discussion on Page 34)
Amend zoning ordinance to add provisions dealing with second units.	Not accomplished - Carried forward
Revise zoning ordinance to add density bonus provisions.	Not accomplished - Carried forward
Explore ways of assisting in the development of low cost housing for the elderly.	Accomplished - Project underway
Add a Senior Living Section to the zoning ordinance.	Not accomplished - Carried forward
Expeditionusly process projects designed to serve low income and special needs groups.	Ongoing Implementation
Assist developers in participating in programs to provide affordable housing.	Ongoing Implementation
Revise zoning ordinance to allow mobile homes in any residential zone.	Not accomplished - Carried forward
Promote fair housing and refer discrimination complaints to appropriate agencies.	Ongoing Implementation
Continue to plan for provision of City's fair share of regional housing.	Ongoing Implementation
Study need to annex additional area for future housing development.	Accomplished - Additional area annexed

III. COMMUNITY PROFILE

In order to effectively determine the present and future housing needs of the City of Colusa, demographic and socioeconomic variables such as population, households, current housing stock, and incomes must be analyzed.

The following information was obtained from United States Census reports, the State Department of Finance, the County and City of Colusa, and various other informational sources.

A. Population Trends and Projections

Population growth in the City of Colusa averaged approximately 2.1 percent per year from 1980 to 1990, as shown in Table 3. This is a 17.4 percent increase for the decade. The 1993 estimated population for the City is 5,134 persons, or a 3.9 percent increase over the figure reported in the 1990 Census.

**TABLE 3
POPULATION GROWTH**

YEAR	POPULATION	PERCENTAGE CHANGE
1980	4,075	0.1
1983	4,244	4.0
1987	4,824	12.0
1990	4,934	2.2
1993	5,134	3.9

Source: State Department of Finance and United States Census

The rate of population growth has slowly decreased in the 1990's, to an average annual growth rate of approximately 1.3 percent. Based on the following classification system, the City of Colusa is experiencing a slow population growth rate.

1.0% or Less	Slow Growth
3.0%	Moderate Growth
5.0% or More	Rapid Growth

A weakening economy during the 1990's is the main reason for the slow population growth; however, the fact that most of the available land within the city limits had been developed (prior to recent annexations) was also a contributor. With an improving economy and various housing developments slated to start in the near future, population growth within the City should once again increase.

B. Household Size

The household formation rate is the prime determinant for housing demand. Households can form even in periods of static population growth, as adult children leave home, through divorce, and with the aging of the general population.

The ratio between population and households is reflected in the household size, referred to in the U.S. Census as persons per household.

Over the past five years, the number of persons per household has remained virtually static, as shown in Table 4. The 1993 Census states that the number of persons per household in the City is 2.7, or the same as in 1988.

**TABLE 4
HOUSEHOLD SIZE**

YEAR	PERSONS PER HOUSEHOLD
1988	2.70
1993	2.72

Source: State Department of Finance and 1990 Census

C. Ethnicity

The City of Colusa is a community with a predominately Caucasian population, as indicated by statistics from the 1990 Census. Caucasians constitute approximately 81 percent of the total population within the City, which is comparable to that of other rural communities in the region. However, due to the manner in which the census was conducted, the City's Hispanic population has been included under the Caucasian and other ethnic groups in the census. When broken out separately, Hispanics constitute approximately 32 percent of Colusa's population. The City's Hispanic population has risen in recent years, due largely to the Colusa economy's heavy emphasis on agriculture and related services.

Other major ethnic groups have remained relatively stable as a percentage of the City's total population and reflect the State's rural averages. Both the Black and Asian/Pacific Islander populations have slightly declined as a percentage of the overall population within the City of Colusa in recent years. Conversely, people in the American Indian/Alaskan Native population group were recorded within the City of Colusa by the 1990 Census, which was not the case in previous reporting periods. The ethnic breakdown in the City is detailed below in Table 5.

**TABLE 5
ETHNICITY**

ETHNIC GROUP	PERCENTAGE OF TOTAL POPULATION	TOTAL POPULATION NUMBER
White	81.2	4,004
Black	0.4	22
American Indian/Alaskan Native	2.3	112
Asian/Pacific Islander	2.9	145
Other	13.2	651
TOTALS	100.0	4,934
Hispanic (1)	32.0	1,580

Source: 1990 Census

- (1) The Hispanic population group is not broken out as a separate ethnic group in the Federal Census. The people who consider themselves as Hispanic are actually included under the ethnic classifications listed above. Since the people who consider themselves Hispanic constitute a very significant portion of the overall population of the City, their numbers have been disaggregated for the purposes of this document.

D. Age Characteristics

The population of the City of Colusa is classified as very young, with a median age of only 31.3 years. The largest age cohort is persons of 25 to 44 years, which constitutes 31.2 percent of the City's total population. Following closely behind is the 0 to 17 year old age cohort, which represents 30.5 percent of Colusa's total population. The next largest age cohort is persons 45 to 64, with 17.8 percent of the population, with persons 65 and older constituting 11.9 percent of the City's population. The smallest age cohort is the 18 to 24 population, which accounts for only 8.6 percent of the population. Table 6 details the age characteristics for the City's population, based on 1990 Census data.

TABLE 6
AGE CHARACTERISTICS

AGE COHORT	ACTUAL POPULATION	PERCENTAGE OF POPULATION
0 - 17	1,505	30.5
18 - 24	424	8.6
25 - 44	1,542	31.2
45 - 64	878	17.8
65 and over	585	11.9
TOTAL	4,934	100.0

Source: 1990 Census

E. Income Characteristics and Poverty Status

Standard income groups are established by HUD and are based on the median income of the area which can either be the entire county or a Metropolitan Statistical Area (MSA). The groups are defined as follows.

Very Low Households Earning Less Than 50% of the Median Income
 Low Households Earning Between 50% and 80% of the Median Income
 Moderate Households Earning Between 80% and 120% of the Median Income
 Above Moderate Households Earning Above 120% of the Median Income

For all housing programs in the City of Colusa, eligibility is based on the median income for the County, which was \$33,600 in 1990. It should be noted that this income figure is not based solely on data collected within the city limits, but rather the entire County of Colusa. The actual income figure for the City in 1990 was substantially less at \$25,219. However, based on the relevant figure of \$33,600, the 1990 income ranges and the percentages and numbers of households falling within each range are shown below in Table 7. Additionally, data from the 1990 Census indicates that approximately 10.7 percent of Colusa's population is living below the poverty level.

TABLE 7
HOUSEHOLDS BY INCOME GROUP

INCOME GROUP	RELATED INCOME RANGE	HOUSEHOLDS IN INCOME RANGE	PERCENTAGE IN INCOME RANGE
Very Low	\$0 - \$16,800	456	25%
Low	\$16,801 - \$26,880	329	18%
Moderate	\$26,881 - \$40,320	365	20%
Above Moderate	\$40,321 And Above	676	37%
TOTAL	-----	1,826	100%

Source: Federal Department of Housing and Urban Development

More recent estimates have been made as to the median income and number of households in the City. However, the 1990 Census provides the most complete set of data available from which conclusions can be drawn.

F. Historic Residential Construction Trends

Over the past ten years, housing construction in the City has averaged approximately 35 units per year. This figure has been bolstered by numbers from the early 1980's, which saw rapid growth in the number of housing units constructed. More recently, the past five years have seen an average of 20 housing units constructed per year. Given the fluctuating economy over this period of time, the consistency in the number of housing units constructed per year is considered good. The number of housing units constructed, broken down into the categories of single family, multi-family and mobile units, is shown on the following page in Table 8.

TABLE 8
TEN YEAR RESIDENTIAL CONSTRUCTION PROFILE

YEAR CONSTRUCTED	SINGLE FAMILY	MULTI-FAMILY	MOBILE HOME
1983	56	40	4
1984	49	6	12
1985	33	16	0
1986	19	4	1
1987	6	4	0
1988	17	0	0
1989	7	12	0
1990	6	8	1
1991	19	4	0
1992	20	6	0
TOTAL	232	100	18

Source: City of Colusa, Building and Safety Department

G. Type and Age of Residential Structures

Table 9 details housing characteristics for the City of Colusa.

TABLE 9
HOUSING CHARACTERISTICS - 1993

HOUSING TYPE	NUMBER OF UNITS
Single Family Units	1495
Duplexes, Triplexes, Quadplexes	184
Apartments (5 or more units)	236
Mobile Homes	50
TOTAL HOUSING UNITS	1965

Source: State Department of Finance

A review of the housing characteristics for 1993 shows that single family units constitute 76.1 percent of the housing stock in the City, a clear majority. When mobile homes are included in this total, the number of single family units increases to 78.6 percent. Multiple housing units

(apartments with five or more units) account for 12.0 percent of the housing stock in the City, whereas duplexes, triplexes and quadplexes constitute 9.4 percent of the City's housing units.

The housing stock in Colusa is considered relatively old, with many historical homes and structures existing in the community. Many housing units were constructed in the early periods of the City's development, which translates into a high percentage of the dwelling units being over 30 years old. There are 1,009 housing units in the City that are over 30 years old, which represents over 53 percent of the City's entire housing stock. Additionally, 496 dwelling units, or 26 percent of the City's housing stock, were constructed prior to 1939, or 54 years ago.

H. Housing Condition

In February of 1993, the City of Colusa contracted with Laurin Associates to conduct a housing condition survey of all dwelling units in the City.

The survey was completed in accordance with the methodology stipulated in the 1993 State CDBG Training Manual. The information contained in Tables 10 and 11 represents the results of that survey.

**TABLE 10
HOUSING CONDITION — CITY OF COLUSA**

UNIT CONDITION	NUMBER	PERCENT
Sound	1,403	71.8%
Very Minor Repair	85	4.4%
Minor Repair	189	9.7%
Moderate Repair	217	11.1%
Substantial Repair	42	2.1%
Dilapidated	18	0.9%
TOTALS	1,954	100.0%

Source: Laurin Associates, 1993.

TABLE 11
HOUSING CONDITION BY UNIT TYPE
CITY OF COLUSA

CONDITION	SINGLE NUMBER/%	MULTI NUMBER/%	MOBILE ⁽¹⁾ NUMBER/%	TOTAL NUMBER/%
Sound	1,010/69.2%	340/80.0%	53/75.7%	1,403/71.8%
Very Minor	81/5.6%	4/0.9%	0/0%	85/4.4%
Minor	161/11.0%	20/4.7%	8/11.4%	189/9.7%
Moderate	166/11.4%	45/10.6%	6/8.6%	217/11.1%
Substantial	26/1.8%	13/3.1%	3/4.3%	42/2.1%
Dilapidated	15/1.0%	3/0.7%	0/0%	18/0.9%
TOTALS	1,459	425	70	1,954

- (1) The count of mobile homes includes 37 standard house trailer units in an established park at the south end of the City and the permanent trailers in two parks at the north end of the City. The two parks at the north end of the City permit the permanent placement of travel-type trailers for year-round housing as well as overnigheters and temporary placement. While it is recognized that a travel trailer may not be appropriate year-round housing, only the condition of the unit was reviewed.

Source: Laurin Associates, 1993.

I. Tenure

According to the 1990 Census, almost 40 percent of all households in the City of Colusa are renters. Table 12 illustrates that this is almost exactly the same rate as in the nearby City of Williams and only slightly more than the 36.5 percent renter rate in the County of Colusa.

TABLE 12
HOUSING TENURE AND OCCUPANCY

	CITY OF COLUSA	COLUSA COUNTY
Occupied Units	1,804	5,612
Renters	717 - 39.7%	2,048 - 36.5%
Owners	1,087 - 60.3%	3,564 - 63.5%

Source: 1990 Census

J. Overcrowding

According to the 1990 Census, almost ten percent of all households in the City of Colusa are classified as "overcrowded," defined as containing more than 1.01 persons per room. Of these households, 49 (4.5%) are homeowner households and 116 (16.2%) are renter households.

These percentages are considerably smaller than those for Colusa County, which has 13 percent overcrowded households. The breakdown of these households, as shown in Table 13, is 3,564 (7.9%) homeowner households and 2,048 (21.9%) renter households.

TABLE 13
INCIDENCE OF OVERCROWDING⁽¹⁾

	CITY OF COLUSA	COLUSA COUNTY
OWNER-OCCUPIED UNITS	1,087	3,564
1.01+ persons/room	49	283
Percent	4.5%	7.9%
RENTER-OCCUPIED UNITS	717	2,048
1.01+ persons/room	116	448
Percent	16.2%	21.9%

(1) Defined as more than 1.01 persons per room

Source: 1990 Census.

K. Overpayment

A household is considered to be "overpaying" if its monthly housing cost or gross rent exceeds 30 percent of its gross income.

According to the 1990 Census, 21 percent of all households in the City of Colusa spent more than 30 percent of their gross income for housing. Approximately 27 percent of all renters and 16 percent of all owner households in the City "overpay."

Overpayment is a significant problem for renter households and, as Table 14 shows, especially for households earning less than 50 percent of the 1990 median household income for Colusa County (i.e., less than \$16,800).

Almost 49 percent of all households with incomes less than \$10,000 a year pay more than 30 percent of their income for shelter. Almost 29 percent (348) of all households earning the 1990 County median income (\$33,600) or less overpay for housing.

TABLE 14
HOUSEHOLDS OVERPAYING — CITY OF COLUSA

	Paying 30-34%	Paying > 35%	Total
OWNER HOUSEHOLDS			
Less than \$10,000 income	6	33	39
10,000 - 19,999 income	19	35	54
20,000 - 34,999 income	17	43	60
More than \$35,000 income	15	9	24
TOTALS	57	120	177 (16.3%)
RENTER HOUSEHOLDS			
Less than \$10,000 income	0	74	74
10,000 - 19,999 income	56	52	108
20,000 - 34,999 income	6	7	13
More than \$35,000 income	0	0	0
TOTALS	62	133	195 (27.2%)
SUMMARY — ALL HOUSEHOLDS			
	Paying 30-34%	Paying > 35%	Total / Percent
Less than \$10,000 income	6	107	113 / 48.5%
10,000 - 19,999 income	75	87	162 / 40.9%
20,000 - 34,999 income	23	50	73 / 12.2%
More than \$35,000 income	15	9	24 / 4.3%
TOTALS	119	253	372 / 20.8%

Source: 1990 Census

L. Vacancy Rates

The residential vacancy rate is a good indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. However, a low vacancy rate drives the cost of housing upward and increases tolerance for substandard units.

In a healthy market, the vacancy rate is between five and eight percent. If the vacant units are distributed across a variety of housing types, sizes, price ranges, and locations throughout the City, there should be an adequate selection for all income levels.

Information in the 1990 Census, as presented in Table 15, shows the overall housing vacancy rate in the City of Colusa was 4.9 percent. This breaks down to a one percent vacancy rate for owner

occupied housing and a 4.6 percent vacancy rate for renter occupied housing. By comparison, Colusa County had an overall housing vacancy rate in 1990 of 10.8 percent: one percent for owner occupied units and 4.9 percent for renter units. The largest difference was for "seasonal" units: there were seven vacant "seasonal" units in the City and 265 in the County. In addition, there were 29 vacant migrant worker units in the County, but none in the City.

The 1993 Summary Report prepared by the State Department of Finance indicates that the City of Colusa currently has a 5.09 percent vacancy rate.

TABLE 15
VACANCY RATES — 1990

	COLUSA CITY	COLUSA COUNTY
Total Units	1,896	6,295
Total Vacant	92	683
Percent Vacant	4.9%	10.8%
Owner Vacant	11	35
Renter Vacant	33	100
Rent/Sold Not Occ.	10	30
Seasonal	7	265
Other Vacant	31	224
Migrant Worker	0	29

Source: 1990 Census

M. Housing Affordability

Homeowners

According to the 1990 Census, the median value of a single-family home in the City of Colusa was \$71,600. The median home value in the City compared favorably with the median in the County which was \$68,900, as shown in Table 16. With the national and regional recession there is little reason to believe that values have increased over the last two years.

The 1990 Census collected and reported selected monthly costs for owner occupied dwellings. In the City of Colusa, homes with a mortgage had a median monthly cost of \$612; without a mortgage the monthly cost was \$174. The median monthly cost of mortgaged homes in the County was \$576 and the median monthly cost of homes without a mortgage was \$171.

Mortgage interest rates are a prime determinant of home affordability. Table 18 indicates that at a conventional interest rate of eight percent, a household earning the City of Colusa median income of \$25,219 could qualify for the median value home in the City. Newer homes are selling in the \$100,000 to \$125,000 range. A household would have to earn

between \$22,000 and \$30,000 a year to qualify. These assertions assume that the household does not have a large outstanding consumer debt (i.e., credit cards, revolving loans or car loans) which could otherwise disqualify them.

Renters

The 1990 Census indicates the median gross rent in the City of Colusa was \$342, as displayed in Table 17. Using the HUD affordability standard of rent plus utilities being equal to 30 percent of gross income, the median rent is affordable to households earning \$13,680 a year. The gross rent in the County was lower than the City at \$337.

TABLE 16
HOME VALUES — 1990

HOME VALUE	NUMBER OF UNITS	
	CITY OF COLUSA	COLUSA COUNTY
< \$50,000	143	570
\$50,000 - 99,999	644	1,470
\$100,000 - 149,999	135	361
\$150,000 - 199,999	37	112
\$200,000 - 299,999	15	47
\$300,000 +	4	7
MEDIAN VALUE	\$71,600	\$68,999

Source: 1990 Census

TABLE 17
MEDIAN GROSS RENT — 1990

RENT	NUMBER OF HOUSEHOLDS	
	CITY	COUNTY
\$ 0 - 99	9	17
\$100 - 149	6	50
\$150 - 199	45	114
\$200 - 249	48	168
\$250 - 299	116	230
\$300 - 349	108	233
\$350 - 399	101	247
\$400 - 449	71	163
\$450 - 499	85	157
\$500 - 549	44	113
\$550 - 599	42	74
\$600 - 649	13	25
\$650 - 699	8	20
\$700 - 749	0	18
\$740 - 999	7	23
\$1,000 +	0	7
No Cash Rent	14	198

Source: 1990 Census

TABLE 18
HOUSING AFFORDABILITY BY INCOME

INTEREST RATE	ANNUAL INCOME							
	\$14,000	\$16,000	\$20,000	\$25,000	\$30,000	\$35,000	\$40,000	\$45,000
15%	30,450	34,800	43,500	54,350	65,200	76,100	87,000	97,850
14%	32,460	37,100	46,400	58,000	69,600	81,200	92,800	104,400
13%	34,825	39,800	49,700	62,100	74,550	87,000	99,400	111,850
12%	37,450	42,800	53,450	66,800	80,200	93,550	106,900	120,300
11%	40,470	46,250	57,750	72,150	86,600	101,050	115,500	129,900
10%	43,900	50,200	62,650	78,300	94,000	109,650	123,300	141,000
9%	47,775	54,600	68,355	85,400	102,500	119,600	136,700	153,750
8%	55,600	63,640	79,450	99,350	119,250	139,150	159,050	178,900
7%	61,300	70,200	87,630	109,570	131,500	153,500	175,400	197,350
6%	68,050	77,900	97,240	121,600	145,900	170,300	194,650	219,000

Data based on a conventional 30-year mortgage with no down payment. Does not include tax and insurance. Assumes borrower does not have large consumer debt, which could affect amount borrowed from individual lenders.

N. At-Risk Housing Analysis

1. Introduction

The California Government Code (Section 65583) requires that this element include a study of all low income rental housing units which may, at some future time, be lost to the affordable inventory by the expiration of some type of affordability restrictions. This analysis must address a ten-year period, which is divided into two five-year segments coinciding with the updating of the housing element.

In the case of the City of Colusa, certain types of HUD and State sponsored projects, and any locally financed projects with specified time and use restrictions, must be evaluated. The analysis must contain the following components as required by HCD:

- ◆ A comprehensive inventory of all subsidized rental housing units.
- ◆ A cost comparison of replacing or preserving any units which will become at-risk in the ten-year period.
- ◆ Identification of non-profit entities qualified to acquire and manage rental housing.
- ◆ Identification of possible sources and potential funds for preserving housing units.
- ◆ Inventory of existing and proposed City programs for preserving at-risk units.

The first segment for analyzing at-risk units is 1993-1997, and the second segment is 1998-2002.

2. Inventory of Affordable Rental Housing Units

The inventory prepared for this study is comprehensive, in that it identifies all of the low income rental units in Colusa, regardless of restrictions and time frames. Over time, this will serve as a list, to be regularly monitored, to evaluate the possible loss of affordable units and also as planning information for use in analyzing the distribution and concentrations of lower income units in the City. Based on information gathered from HUD and FmHA, it has been determined that none of the units in the existing subsidized complexes, namely the Devonshire Apartments, Colusa Greens, and Colusa Gardens, will be at-risk prior to the year 2002.

The first reference used was an inventory of federally assisted low income rental housing complexes subject to termination of mortgage or rental restrictions, prepared by HCD. The **Devonshire Apartments** was financed through the HUD 236 program in 1972. Prior to the 1992 termination date, the owners of the complex filed a plan of action with HUD under the Emergency Low Income Housing Preservation Act of 1987. The owners are currently completing the Title II process which will result in selling the project to Rural

Communities Housing Development Corporation of Ukiah and the establishment of a Section 8 contract to assure the continuation of rental assistance to very low and low income tenants. This contract will be for twenty years and, therefore, will effectively assure that the complex will not be removed from the affordable housing stock in Colusa.

In addition, there are two FmHA Section 515 family rental projects in the City. **Colusa Greens** was put in service in March 1984 and is subject to a twenty-year prepayment provision, which means that the complex will not become at-risk until March 2004. If subsequent financing is arranged on this project by March 2004, it would include a twenty-year provision.

Colusa Gardens, a 96-unit family complex was constructed in 1978, which means that the original twenty-year prepayment provision would have lapsed in 1998. However, the project was refinanced with FmHA in 1991 with a fifty-year provision. In summary, neither of the FmHA complexes are in jeopardy of being at-risk by 2002.

(1) **DEVONSHIRE APARTMENTS**

Wescott Ave
Colusa, CA

HUD Section 236

Built 1972

30 Units - Family

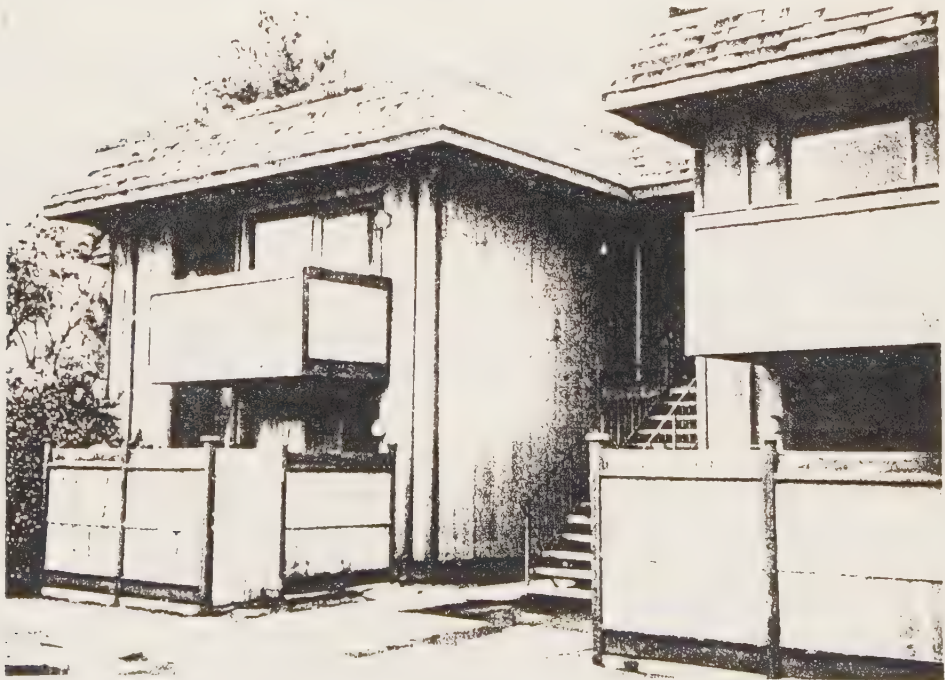
Owner: Devonshire Investment Co., Reno, NV

Affordability Restrictions: Originally July 1992; under the new Section 8 contract provisions, twenty years from the date of contract issuance, which is anticipated to be early 1994.

Unit Mix: 10 One Bedroom Units
 16 Two Bedroom Units
 6 Three Bedroom Units

Comments: Rural Communities Housing Development Corporation will become the new owners under the provisions of the agreement that is in the process of being completed with HUD. A twenty-year Section 8 contract will be issued to provide continued rental assistance to existing and future low and very low income tenants.

Description: Complex is in good condition but is in need of minor rehabilitation and maintenance. Owners report that improvements are planned and will soon be underway to the roofs and parking areas, as well as painting and internal repairs as units are turned over.



(2) **COLUSA GREENS**
Highway 20
Colusa, CA

FmHA Section 515
Built 1984
40 Units - Family

Owner: Rooftree, Rocklin, CA

Affordability Restrictions: Original prepayment provisions terminate in March 2004.

Unit Mix: 16 One Bedroom Units
24 Two Bedroom Units

Comments: The earliest date these units could become at-risk would be 2004, if the owner chooses to prepay the loan. Incentives offered by FmHA are likely to prolong the affordability of these units for at least another twenty years.

Description: Two-story wood frame buildings located on a large parcel with abundant common landscaped areas and parking. The buildings are presently being painted and repaired on the exterior.



- (3) **COLUSA GARDENS**
Wescott Road
Colusa, CA

FmHA Section 515
Built 1978
96 Units - Family

Owner: Colusa Gardens Investment Co., Lodi, CA

Affordability Restrictions: Refinancing in 1991 carries a fifty-year prepayment restriction, which will expire in 2041.

Unit Mix: 32 One Bedroom Units
 64 Two Bedroom Units

Description: An attractive large complex of two-story buildings surrounded by landscaped and parking areas which are maintained in very good condition.



(4) **ESKATON SENIOR APARTMENTS**

Carson Road
Colusa, CA

HUD 202 Elderly
Under Construction
30 Units

Owner: Eskaton, Carmichael, CA

Affordability Restrictions: Elderly tenants over 62 years who meet income restrictions will pay no more than 30% of their income for rent. These restrictions will be in effect for the life of the project.

Unit Mix: 8 Studio Units
 21 One Bedroom Units
 1 Manager's Unit

Description: This complex will be completed in 1994 and will consist of single-story buildings. The City has just issued building permits for the project.

3. Summary of At-Risk Rental Housing Units

For the 1993-1997 Period - 0 Units

For the 1998-2002 period - 0 Units

4. Preservation Resources

Efforts by the City to retain low income housing in the future must be able to draw upon two basic types of resources: organizational and financial. Firstly, qualified non-profit entities need to be made aware of the future possibilities of units becoming at-risk. Demonstrated management and, perhaps, development abilities should be assessed. Groups with whom the City has an ongoing association are the logical entities for future participation. The only non-profits which have an established association with the City or have sought the right of first refusal status with the California Department of Housing and Community Development are:

Rural Communities Housing Development Corp.
237 E. Gobbi Street
Ukiah, CA 95482

Rural California Housing Corp.
2125 19th Street
Sacramento, CA 95818

La Casa Development
286 Greenhouse Marketplace, Suite 258
San Leandro, CA 94579

5. Recommended Procedures

The City should consider establishing procedures for monitoring, information dissemination, tenant counseling, and identifying potential funding sources.

- (a) Regularly monitor the complexes which are on State or Federal inventories of at-risk units, and any other new units which are built in the future.
- (b) Coordinate informational meetings with public agencies, non-profit organizations, and other entities with previous experience or chartered responsibilities, to deal with housing-related issues.
- (c) Establish review procedures for determining adequacy, and selecting designated groups to collaborate with the City in addressing the preservation of units that might become at-risk.
- (d) Develop a Request for Qualifications (RFQ) format which solicits the background as well as organizational structure of interested entities with no previous experience with the City in other community programs.
- (e) Adopt a Preservation Strategies Plan which will focus on the methods of evaluation and processes to address in retaining various types of affordable housing.
- (f) Review, and amend if necessary, the City's active housing programs, with the intention of further expanding the effort and dedication to maintaining the existing affordable housing stock as a source of continuing lower income housing in the City.
- (g) Utilize the Housing Needs Assessment section of this element as a guideline for directing efforts to preserve and create units for targeted needs groups in the community.

6. Financing Resources For Housing Preservation

The potential resources that could become a part of the City's overall financial plan for retaining affordable units, which might become at-risk in the future, include the following:

- (a) HUD Programs — Future funding for new projects is unpredictable and perhaps even unlikely, given the recent policy of the Federal government. Project-based Section 8 contracts with HUD-subsidized rents sufficient to permit owners a reasonable return, and/or to cover debt service on acquisition for new purchasers, is a realistic and probable tool which should assist in retaining units.
- (b) Community Development Block Grant Funds — Colusa, not being an "entitlement" community for these funds, obviously cannot rely on annual appropriations to sustain eligible programs, including housing-related activities. In 1988, 1990, 1991, and again

in 1992, the City received State CDBG funds and designated most of it for housing rehabilitation activities. As these loans are repaid a revolving loan fund will be created which could be a resource for preservation activities.

(c) Redevelopment Agency Tax Increment Funds — Only if, in the future, a Redevelopment Agency were established in Colusa would there potentially be tax increment resources available to assist in preserving or creating additional affordable housing in the community.

(d) Mortgage Revenue Bonds — The City should analyze its capacity to provide credit support for issuing revenue bonds, designated for the purpose of creating or conserving affordable housing units. As a primary sponsor for this type of bond-funded activities, the City would have the ability to require and enforce the use and retention of units for lower income households for specific periods of time.

(e) Community Reinvestment Act — Federal law requires that banks, savings and loans, thrifts, and their affiliated mortgaging subsidiaries annually evaluate the credit needs for public projects in communities where they operate. Part of the City's efforts in developing preservation programs should be meeting with local lenders to discuss future housing needs which may be within the guidelines of the Community Reinvestment Act. Although an unpredictable resource, it is important to establish a working relationship for future problem solving.

7. Quantified Objectives for "At Risk" Analysis

The survey of all subsidized housing located in Colusa reveals a total of 166 existing family units and 30 elderly units under construction.

There are no rental units at-risk for the first five-year period, 1993-1997, nor are there any units in that category for the second five-year period, 1998-2002.

The City's focus during the 1993-1997 period should be to establish programs for monitoring the status of future potential at-risk units. During the second five-year period possible funding sources for preservation should be investigated or developed.

The process of monitoring, negotiating, and possibly financially assisting the preservation of affordable units in Colusa will be an ongoing program function for City staff. A successful plan for dealing with the future need for affordable rental housing should include: (1) continuous monitoring of any and all existing complexes with some type of affordability restrictions; (2) the development of new programs and incentives to entice the construction of additional units; and (3) designating potential resources for operating as well as financing the preservation of units.

8. Programs For Preservation and Construction of Affordable Housing

A combination of existing and new policies and programs in the City of Colusa will improve the ability to preserve and expand the affordable housing choices.

(a) Current Programs

(1) Project Development - The City's Planning Department provides technical assistance and administrative support for housing development efforts such as the soon-to-be built Eskaton Elderly Apartments.

(2) Housing Rehabilitation - Through funding derived from the CDBG program, the City has supported a residential rehabilitation program in Colusa. Qualified lower income homeowners and landlords who rent to lower income households have been and will continue to be assisted with low interest loans for basic improvements to residential dwellings.

(3) Non-Profit Support - The City should continue its cooperative relationships with qualified non-profit groups which may play a role in assisting in the preservation and expansion of affordable housing in the community.

(4) Policy and Ordinance Review - Current policies and ordinances should be continually reviewed to ascertain the realistic impact on retaining or expanding affordable housing in the City. If necessary, changes or additions to the City's guiding policies and ordinances should be adopted.

(5) Mortgage Revenue Bonds - The City of Colusa should assess its ability to provide credit support using revenue bonds in the future for the preservation or construction of lower income housing.

(b) New Programs

(1) Housing Referral Service - The City should develop a catalog of programs and a methodology for disseminating pertinent information about the types of subsidized housing and the various providers of housing-related services.

(2) Density Bonus Ordinance - The City should develop and adopt a Density Bonus Ordinance, which will encourage future residential development for lower income and elderly households.

(3) Inclusionary Zoning - Consider the adoption of an Inclusionary Zoning Ordinance requiring a stated amount of lower income units in all new single- and multi-family developments. Percentages of set-aside units, in lieu contribution of fees, targeted income groups, and periods for restrictions on rent levels need to be identified.

(4) Anti-Displacement Ordinance - Consider the adoption of an Anti-Displacement Policy which, in general, might require owners to bear the cost of relocating displaced tenants when affordability restrictions expire and the units are being converted to market rate. Also, it could include a requirement to rent to existing low income tenants for their period of stay in the units. Rent decontrol would then be permitted as low income tenants move.

IV. HOUSING NEEDS ASSESSMENT

The housing needs of a community revolve around: (1) the extent to which housing units are and will be available; (2) the degree to which available housing is and will be affordable; and (3) the extent to which the housing stock of the city is in sound or standard condition.

This section sets forth the housing needs in the City of Colusa and identifies the needs of special population groups in the community (i.e., the elderly, disabled or handicapped, large families, female-headed households, farm laborers, and the homeless).

A. Regional Housing Needs Plan

State housing element law (Section 65583 of the Government Code) requires that the housing element of each jurisdiction include an estimate of its "fair share" of the regional housing needs. In the case of the City of Colusa, the regional allocation is developed by HCD and distributed through the Tri-County Area Planning Council. Projections of future households are based on a two percent per year household growth rate over the next six years, as depicted in Tables 19 and 20.

TABLE 19
HOUSEHOLD PROJECTIONS BY INCOME GROUP
REGIONAL HOUSING NEEDS PLAN
JANUARY 1991 — JULY 1997

INCOME RANGE	JAN. 1, 1991		JULY 1, 1997		CHANGE	
	Number	Percent	Number	Percent	Number	Percent
Very Low	456	25%	511	25%	55	25.1%
Low	329	18%	368	18%	39	17.8%
Moderate	365	20%	409	20%	44	20.1%
Above Average	676	37%	757	37%	81	37.0%
TOTALS	1,826	100%	2,045	100%	219	100%

Source: Regional Housing Needs Plan for Tri-County Area Planning Council, January 1991 to July 1997

TABLE 20
CITY OF COLUSA
BASIC CONSTRUCTION NEEDS
REGIONAL HOUSING NEEDS
PLAN
JANUARY 1991 — JULY 1997

BY COMPONENTS	
Household Increase	219 units
1991 Vacancy Need	23 units
1997 Vacancy Need	14 units
Replacement Need	31 units
TOTAL	287 units
BY INCOME GROUP	
Very Low	72 units
Low	51 units
Moderate	58 units
Above Moderate	106 units
TOTAL	287 units

Source: Regional Housing Needs Plan for Tri-County Area Planning Council, January 1991 to July 1997

To meet this new construction objective, 48 housing units per year would have to be constructed in the City of Colusa. As noted previously, less than half that amount have actually been constructed per year over the last seven years.

B. Need For Replacement Housing

A survey of the condition of all housing units conducted in the City of Colusa identified 18 dilapidated units in the City.

The Regional Housing Needs Plan estimates that, over the next six years, 31 units in the City of Colusa will need replacement, which equals five units a year. According to Colusa Building and Safety Department records, one residential demolition permit is issued per year.

While the housing condition survey identified the dilapidated units using State criteria, it is possible that some of those units could be preserved under a "substantial" rehabilitation program. However, 1,009 housing units in the City, or 53 percent of the total stock, are over 30 years old. As such, substandard housing may continue to be a problem.

C. Special Housing Needs

Within the overall housing need estimates are segments of the population who require special consideration. These are generally people who are low income and do not have easy access to housing choices. These groups include the elderly, the handicapped, female headed households, farm workers, and the homeless.

1. Elderly Households

The 1990 Census identified a total of 585 persons, comprising 409 households, over the age of 65 in the City of Colusa, as shown in Table 21. This represents 11.9 percent of the total population and 22.7 percent of all households. Forty-two percent of elderly households are very low income and 26 percent are low income. The City has recognized that the elderly have special access and affordability limitations and, therefore, has identified programs and policies in this document to address those issues.

There is one senior citizen low income rental housing project in the City containing eight units. The rents for these units are based on tenant income. In addition, the two FmHA apartment projects in the City have 18 rental assisted units for very low income senior citizens.

The City has approved a 30-unit, HUD Section 202 independent living project for low income elderly households. The construction of these units is expected to be completed during 1994. These 30 units will assist the City in meeting its goal of 49 new very low income units by 1997.

TABLE 21
ELDERLY HOUSEHOLDS — 1990

AGE	CITY OF COLUSA	
	OWNER OCCUPANTS	RENTER OCCUPANTS
65 - 74	175	52
> 75	140	42
Total Elderly Households	315	94
Percent of Total Households	17.5%	5.2%
TOTAL NUMBER OF ELDERLY HOUSEHOLDS IN THE CITY:	TOTAL ELDERLY POPULATION IN THE CITY:	
409	585	

Source: 1990 Census

2. Handicapped Households

According to the 1990 Census, approximately 5.3 percent of the population between ages 16 and 64 in the City of Colusa has a mobility or self-care limitation, compared to 5.4 percent in Colusa County.

Table 22 shows that over 14 percent of persons age 65 and older in the City, and 15.4 percent in the County, have a mobility or self-care limitation.

There were a total of 251 persons considered handicapped in the City of Colusa and 848 in the County in 1990.

With the passage of the Americans with Disabilities Act, new multi-family housing will contain some units specifically designed for the handicapped. The two existing FmHA apartment projects each have handicapped units (a total of five units). The City of Colusa has also included policies and programs to accommodate this need in the appropriate sections of this document.

TABLE 22
PERSONS WITH PHYSICAL LIMITATIONS — 1990

PERSONS WITH MOBILITY OR SELF-CARE LIMITATION				
	AGE 16 - 64		AGE 65 OR OVER	
City of Colusa	150	(5.3%)	101	(14.1%)
Colusa County	526	(5.4%)	322	(15.4%)

Source: 1990 Census

3. Large Households

Large households are defined as those containing five or more persons. According to the 1990 Census, 234 households, or 13 percent of the total number of households in the City of Colusa contained five or more persons. Table 23 illustrates that this is somewhat lower than the County ratio of 15.4 percent. Housing needs for large households are usually associated with overcrowding and affordability. The City has adopted policies and identified programs to meet the needs of large households, which are discussed in the Housing Program section of this element.

TABLE 23
LARGE HOUSEHOLDS — 1990

	TOTAL HOUSEHOLDS	HOUSEHOLDS - 5 OR MORE MEMBERS	
		OWNER OCCUPANTS	RENTER OCCUPANTS
City of Colusa	1,804	137 - 7.6%	97 - 5.4%
Colusa County	5,612	867 - 15.4% (owner and renter occupants)	

Source: 1990 Census

4. Female Headed Households

Of the 1,804 households in the City of Colusa, 230 (12.7 percent) are female headed households, and an additional 4.8 percent (86) family households are headed by single men. Of all persons age 65 and older, 145, or 37.4 percent, are single females. A summary of this information is contained in Table 24.

Using best estimates, 96 households (42 percent) headed by single females with children under age 18 have incomes below poverty, which was \$12,674 in 1989. All single parent households, and single female householders in particular, often experience the full range of housing problems: affordability, since they are often on public assistance; overcrowding, because they cannot afford units large enough to accommodate their families; insufficient housing choices; and, sometimes, discrimination.

The City of Colusa recognizes these problems and has included policies and programs in this document to address affordability, overcrowding, and discrimination to all segments of the population.

TABLE 24
FEMALE HEADED HOUSEHOLDS — 1990

	# FEMALE HOUSEHOLDS	% OF FAMILY HOUSEHOLDS	FEMALES > 65 LIVING ALONE
City of Colusa	230	12.7%	145 (37.4%)
Colusa County	526	9.4%	456 (38.7%)

Source: 1990 Census

5. Farmworkers

The agricultural area around the City of Colusa has minimal demand for year-round farm laborers. The State of California defines seasonal farm laborers as those who are employed fewer than 150 consecutive days by the same employer. The differentiation the

State makes between local and migrant seasonal farm laborers is in terms of whether they reside close enough to the job sites so that they can return to their permanent homes each night. Farms with a 12-month operation have historically provided on-site housing for their employees. The peak growing season in Colusa is May through October and many of the migrant workers live in the various migrant worker camps in Colusa County. The Colusa County Housing Element notes four privately operated farm labor camps in the County, with an approximate capacity of 70 persons. Additionally, there are State and Federally operated camps in the surrounding communities of Williams, Maxwell, Gridley, and Yuba City. These facilities are generally seasonal units, operating from May until the end of October. It should be noted that, in the case of the migrant farm labor camps, the persons seeking residence must supply verification that they do in fact permanently reside in excess of 15 miles from the labor site.

The current housing need is for single male farm laborers, some of whom live in the older motels located in the City of Williams, and to a lesser extent, in the City of Colusa. This need has recently been exacerbated by the closure of a large farm labor housing project located on one of the largest farm operations in the area.

The 1990 Census states that 1,227 persons in Colusa County were employed in the farming, forestry or fishing industries. This figure does not differentiate between the vocations, nor does it determine if the farm laborer is seasonal or permanent. In 1990, the California Employment Development Department (EDD) stated that there were approximately 1,900 persons employed in agricultural positions in Colusa County. This figure includes all categories of farm laborers, including seasonal, permanent, and migrant farm workers. This figure is projected to remain constant throughout the planning period, ending in 1997.

The annual seasonal farm labor force with special housing needs in the County of Colusa is approximately 1,000 persons. The Colusa County Housing Element states that EDD estimates suggest that between 10 and 20 percent of the migrant farm laborers are inadequately housed in a given growing season, a figure far below the 50 to 60 percent found in Glenn and Tehama Counties.

6. Homeless Persons and Families

The City of Colusa does not have a homeless problem in the sense of people living in the streets or in their cars. At present, there are no persons who are homeless in the City of Colusa that call the City the location of their last permanent residence. In fact, the problem is so minimal that the Colusa County Welfare Department considers itself adequately funded to meet the needs of persons in Colusa County.

However, the Colusa County Welfare Department does provide assistance for qualified persons who are in need of emergency shelter. Funded through the Glenn County Human Resources Agency, Community Action Division, the Welfare Department, located in downtown Colusa, offers assistance from a variety of funding sources, including: Aid to

Families with Dependent Children (AFDC), Emergency Shelter Program (ESP), Federal Emergency Management Agency (FEMA), and the First Month's Rent Payment Program (FEMA funds). Persons who meet the income criteria can be eligible for the following assistance: (1) emergency housing through motel vouchers for up to 30 days; (2) first month rent program to help needy families secure permanent housing (this program provides up to \$300 on a one-time basis); (3) rent eviction prevention program for emergency payment of up to \$300; and (4) referral to the AFDC Homeless Program which replicates some of the programs offered by the County Welfare Department.

V. RESOURCE INVENTORY

A. Land Inventory

In addressing the estimated housing needs identified in the Housing Needs Assessment section of this element, State law requires that this element contain an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment. This inventory must identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels. Accordingly, in preparing this updated element, all vacant residentially zoned parcels within the City were inventoried.

As can be seen in Table 25, 466 additional housing units could be constructed on available sites. Of these units, 90 could be affordable to moderate income households and 153 could be affordable to lower income households. The balance, or 223 units, would be above moderate income units. Without knowing the actual housing assistance programs that will be utilized and/or the levels of funding that will be available thereunder, it is impossible to predict what the split of potential lower income units will be between the low and very low income categories.

Actual development figures have been used for those sites that are currently being developed or for which development plans have been approved. For the remaining sites, the number of potential units is the maximum number that could be constructed if each site was built-out in accordance with existing zoning. In determining the build-out potential of these sites, it has been assumed that they will be developed at an average of 70 percent of the maximum allowable density, based on recent development activity.

The zoning of these potential housing sites will allow for the development of a full range of housing types, including single-family homes and condominiums, apartments, manufactured housing, mobile home parks or subdivisions, and transitional housing. The development standards that apply to the City's various residential zones are reasonable and will not inhibit the production of lower income housing. As indicated in the Constraints section of this element, adequate public services and facilities are either available at all potential housing sites or improvements are planned to ensure their adequacy as these sites are developed.

It should be pointed out that in addition to the sites identified in Table 25, there are scattered, under utilized residentially zoned lots in the City on which additional housing units could be built. The majority of these lots are located in the City's older residential neighborhoods adjoining downtown Colusa. Moreover, there are commercial buildings in the downtown area that could accommodate housing on their upper floors and there are policies and actions included in the Housing Program section of this element that address these opportunities.

Due to the availability of vacant, residentially zoned property, it is unnecessary for the City to consider the rezoning of vacant, non-residentially zoned land or the redevelopment of properties

in order to generate adequate sites for new housing development. The sites identified in Table 25 can support housing development in excess of the estimated needs, by income category, through 1997. Therefore, it can be conclusively stated that the City has adequate appropriately zoned sites, with supporting public services and facilities, to accommodate its housing needs over the current planning period (1992-97) as estimated by the Tri-County Area Planning Council.

B. Funding Availability

Approximately 20 percent of the population in the City of Colusa is in need of affordable housing. The City has been committed to providing new housing and maintaining and preserving existing housing for all residents of the City. Through this commitment, the City has availed itself of many of the available Federal, State, and local programs, the results of which are discussed in other sections of this housing element.

The following data is intended to be a listing of available programs which can be considered resources to the City.

1. Rehabilitation

(a) State CDBG Program

The City of Colusa has an excellent track record of participation in the State Small Cities CDBG Program. The City was awarded \$500,000 in 1988, 1990, and again in 1992, and has been diligently using those funds for some of the following:

- ◆ General Rehabilitation Programs
- ◆ Emergency Repair
- ◆ Blighted Property Acquisition and Rehabilitation Fund

(b) Other State Programs

- ◆ California Housing Rehabilitation Program - Owner Occupied (CHRP-O)
- ◆ California Housing Rehabilitation Program - Rental Units (CHRP-R)
- ◆ Rental Rehabilitation Block Grants
- ◆ California Housing Finance Agency Home Ownership and Home Improvement Loan Program
- ◆ Mobile Home Park Assistance Program
- ◆ Emergency Shelter Program
- ◆ Special User Housing Rehabilitation Program for elderly and handicapped
- ◆ Deferred Payment Rehabilitation Loan Program
- ◆ Marks-Foran Residential Rehabilitation Tax-Exempt Revenue Bonds

(c) Federal Programs

- ◆ Section 8 Moderate Rehabilitation
- ◆ HOME Program
- ◆ Section 312 Loan Program (HUD)

2. New Construction

(a) There are virtually no new construction programs currently being funded by the State of California. Likewise, Federal funding for new construction is limited to the Farmers Home Administration 502 Single Family Home Program and the FmHA 515 Rural Rental Housing Program. New construction is permitted with HOME (Federal) funds, but the process in 1992-1993 is long and complicated and the amount of money available is small and requires local matching contributions.

(b) Local Programs

- ◆ Density Bonus
- ◆ Inclusionary Zoning

(c) State Programs

- ◆ Mortgage Revenue Bond Programs, generally through CHFA
- ◆ California State Self-Help Housing Program
- ◆ HCD Predevelopment Loan Program
- ◆ Low Income Housing Tax Credits (additional funding not available; program should be reauthorized shortly) used in conjunction with other programs
- ◆ CDBG funds to facilitate new low income housing construction by providing infrastructure upgrading, blight and slum clearance, etc.
- ◆ There are two pending State-wide bond issues for the period 1993-1995, the Roberti Housing Bond Act and the Hauser Bond Fund Act. Both acts propose both rehabilitation and new construction funds.

(d) Federal Programs

- ◆ FmHA Section 502 for very low and low income home buyers
- ◆ FmHa Section 515 Rural Rental Housing Program for very low and low income renters
- ◆ HUD Section 202 for elderly and handicapped
- ◆ HUD Section 106(b) - Seed Money Loans, generally offered in connection with Section 202 loans

3. Rental Assistance

(a) State Programs

- ◆ Senior Citizen Shared Housing Program

(b) Federal Programs

- ◆ Section 8 Certificates and Vouchers

TABLE 25
INVENTORY OF SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT (1)

SITE NUMBER (2)	PARCEL NUMBER	SQUARE FEET/ ACRES	ZONING (3)	POTENTIAL UNITS (4)			
				VERY LOW/ LOW	MODERATE	ABOVE MODERATE	TOTAL
1	001-351-038	19,200	R-1			1	1
2	002-170-002	126,324	R-1			3	3
3	002-170-003	64,904	R-1			1	1
4	001-281-001	9,600	R-1		1		1
5	015-200-074	43,560	R-1		1		1
6	002-110-001	12,000	R-1			1	1
7	002-110-037	9,600	R-1			1	1
8	002-230-004	12,760	R-1			1	1
9	002-250-004	8,800	R-1			1	1
	002-250-005	8,800	R-1			1	1
	002-250-006	8,800	R-1			1	1
	002-250-007	8,800	R-1			1	1
	002-250-010	10,772	R-1			1	1
	002-250-011	8,025	R-1			1	1
	002-250-012	8,007	R-1			1	1
	002-250-014	8,013	R-1			1	1
	002-250-015	13,330	R-1			1	1
	002-250-016	12,396	R-1			1	1

SITE NUMBER (2)	PARCEL NUMBER	SQUARE FEET/ ACRES	ZONING (3)	POTENTIAL UNITS (4)			
				VERY LOW/ LOW	MODERATE	ABOVE MODERATE	TOTAL
9 (continued)	002-250-019	8,000	R-1			1	1
	002-250-020	8,015	R-1			1	1
	002-250-021	9,175	R-1			1	1
	002-250-026	10,376	R-1			1	1
	002-250-028	9,524	R-1			1	1
	002-250-030	8,814	R-1			1	1
	002-250-033	13,179	R-1			1	1
	015-230-002	8,640	R-1			1	1
	015-230-003	8,640	R-1			1	1
10	015-230-030	8,460	R-1			1	1
	015-230-032	7,985	R-1			1	1
	015-230-033	8,080	R-1			1	1
11	015-230-013	10,150	R-1			1	1
	015-230-014	10,843	R-1			1	1
	015-230-015	10,000	R-1			1	1
	015-230-016	9,125	R-1			1	1
	015-230-021	10,900	R-1			1	1
	015-230-022	12,721	R-1			1	1
12	001-072-006	12,000	R-2		2		2
13	001-061-003	9,600	R-2		2		2
14	001-293-002	9,600	R-2		2		2

SITE NUMBER (2)	PARCEL NUMBER	SQUARE FEET/ ACRES	ZONING (3)	POTENTIAL UNITS (4)			
				VERY LOW/ LOW	MODERATE	ABOVE MODERATE	TOTAL
15	002-070-006	19,602	R-2		4		4
16	001-295-011	9,600	R-2		2		2
17	001-305-013	7,200	R-2		2		2
	001-305-014	7,200	R-2		2		2
18	001-306-005	9,600	R-2		2		2
19	001-102-005	9,600	R-3		4		4
20	001-153-008	9,600	R-3		4		4
21	002-120-019	6.07 acres	R-4	123			123
22	002-102-001	2.15 acres	R-4	30			30
23	015-130-37, -42 & -94	83.06 acres	R-1		62	187	249
TOTALS	-----	106.65 acres	-----	153	90	223	466

(1) All of the sites included in this table were available for development as of August 1993.

(2) Site numbers refer to the locations shown in Figure 1.

(3) Minimum required lot area per dwelling unit, by zoning district, is as follows:

R-1:	8,000	R-3:	1,500
R-2:	3,500	R-4:	1,500

(4) Potential units are based on lot area divided by minimum required lot area per dwelling unit under existing zoning, except for sites 22 and 23, where figures represent actual number of units allowed under approved development plans. In addition, based on development activity over the past seven years, the maximum number of units that could be developed on R-2, R-3 and R-4 zoned properties have been reduced by 30 percent to arrive at more realistic net densities.

CITY OF COLUSA

FIGURE 1
POTENTIAL HOUSING SITES



VI. HOUSING CONSTRAINTS

The ability of the private and public sectors to provide adequate housing to meet the needs of all economic segments of the community can be constrained by various interrelated factors. For ease of discussion, these factors have been divided into two categories: non-governmental constraints and governmental constraints. The extent to which these constraints are affecting the supply and affordability of housing in the City of Colusa is discussed below.

A. Non-Governmental Constraints

Non-governmental constraints on the provision of housing include the availability of land, the price of land and the cost of construction. These and other constraints are discussed below.

1. Land Availability/Environmental Constraints

Approximately 60 miles north of the City of Sacramento, the City of Colusa is situated in the middle of the Sacramento Valley. One of two incorporated cities in Colusa County, the City has a population of just over 5,000 people.

The City of Colusa is located on a generally flat, agricultural plain. While the Sacramento River forms the natural northern border of the City, the construction of levees along the river provides the City with adequate protection from possible flooding. The City is designated as a Flood Zone C, or an area of minimal flood danger. Any riparian habitat found in the City is located along the river corridor, an area which is not targeted for housing development.

The natural vegetative cover within the city limits has long since been replaced by introduced species of plantlife. A variety of oak trees can be found throughout the City, but since most were introduced through human intervention, few are located in areas that would preclude housing development. Additionally, for these same reasons, there are no natural oak tree groves that cover entire sites and thereby prevent them from being developed.

Active earthquake faults can be found throughout California, however the City of Colusa is located in an area that is considered to be relatively free of seismic hazards. The most significant seismic activity that can be anticipated in the Colusa area is ground shaking generated by seismic events on distant faults.

Noise exposure at the available housing sites in the City is considered to be minimal. There are no active, large airports in the vicinity of the City, nor are there any high speed freeways or highways. Highway 20, which links the City of Colusa to Interstate 5 on the west and the Cities of Marysville and Yuba City to the east, traverses the town. However, posted speed limits serve to reduce noise levels originating from traffic on Highway 20 to a level comparable to other low speed residential surface streets within the City.

Undeveloped, residentially zoned land that is available within the City of Colusa will more than adequately meet local housing needs over the next five years. The majority of these sites are infill sites that already have most, if not all, of the required infrastructure in place. With an abundance of available land and a lack of environmental constraints, land availability is not a constraint to the development of housing in the City of Colusa.

2. Financing Availability

One of the most significant components to overall housing cost is the cost of financing. After decades of slight fluctuations in the prime rate, the 1980's saw a rise in interest rates which peaked at approximately 18.8 percent in 1982. However, as the decade drew to a close and the nation's economy weakened, the prevailing interest rate was around ten percent. By mid 1993, the interest rate was lowered to approximately 6.8 percent, down from approximately 8.7 percent only a year and a half earlier, in an effort to stimulate the sluggish economy. While interest rates are sure to increase to a stable level in the long term, the current rate represents a 25-year low.

As a potential constraint on the maintenance, improvement and development of housing within the City of Colusa, the availability and cost of financing to local residents and/or developers was investigated. Representatives from local lending institutions were contacted regarding the competitiveness of interest rates in the City of Colusa with those in the surrounding region, with an emphasis on their efforts to meet the credit needs of the local community as required by the Community Reinvestment Act. Based on this brief survey, financing is available to all economic segments of the community and at interest rates that are not significantly different than in surrounding areas.

The availability of financing to all income groups within the community, at competitive interest rates, is not a constraint.

3. Land Cost

Since the mid-1960's, raw land prices have been significantly higher in California than in the rest of the United States. According to the California State-wide Housing Plan, in 1966-1967, the cost per square foot of raw land considered developable in California was \$3.58 versus \$1.58 in the Midwest and \$1.64 in the Northeast. In the early 1980's, the average cost of developable land in California was nearly \$190,000 per acre, compared to \$55,000 per acre for the remainder of the country.

In 1980, a survey of 20 U. S. metropolitan areas showed that the highest price of raw land (as stated in the California State-wide Housing Plan), was in Honolulu, Hawaii, at \$10.59 per square foot. The next five metropolitan areas with high raw land costs were all located in California.

The Construction Industry Research Board (CIRB) compiled housing component cost data pertaining to California for selected years from 1970 to 1980. It was reported that land costs for a single-family home rose from \$6,600 (21 percent of the total cost) in 1970 to \$26,700 (27.8 percent of the total cost) in 1980. The CIRB estimates that the figure for 1992 was approximately 32 percent. However, information gathered from realtors in the Colusa area suggests that the cost of raw developable land within the City is closer to 25 percent of the total cost of a new home.

A survey of local real estate companies showed that the average land cost for a single family home in the City of Colusa is approximately \$35,000 in 1993. This figure is approximately 24 percent of the total cost of construction of a new single-family tract home, which cost between \$133,000 and \$156,000, or an average of \$144,500. It should be noted that due to the weakened economy, the cost of raw developable land in Colusa has decreased over the past two years, even though the number of available lots in traditional tract-home subdivisions has also decreased. Recognizing these facts, it is apparent that in the case of Colusa, CIRB's 32 percent figure for the cost of raw developable land has to be considered high.

The raw land cost associated with custom homes also seems to fall within the 24 to 25 percent range. The survey of realtors indicated that new custom homes in the City are selling for between \$150,000 and \$200,000, with the associated raw land cost running between \$37,000 and \$50,000.

The figures from the survey indicate that the costs for raw land in Colusa are relatively low when compared to the average State-wide figures. With the weak economy and sufficient land to meet the projected housing needs, the cost of raw land is not a constraint in the City of Colusa.

4. Development Costs

The California State-wide Housing Plan reports that direct construction costs have increased dramatically over the past decade and a half. The Building and Safety Department of the City of Colusa has indicated that the average cost per square foot for construction of a hypothetical single-family home in the City has risen from \$48.41 in 1989 to \$51.84 in 1993, and the cost per square foot for construction of an average, hypothetical two-story frame and stucco apartment building has increased from \$48.22 in 1989 to \$51.79 in 1993. These cost estimates do not include the costs of off-site improvements. They do, however, indicate that while direct construction costs have continued to climb, the current economic situation has affected this trend by slowing the increase in costs over the past four years. The direct construction costs will continue to reflect the economic situation of the day and, therefore, have a direct effect on the production of new housing.

It has been concluded that construction costs represent an actual constraint on the improvement and purchase of housing within the City of Colusa. This constraint,

however, lies largely outside the jurisdiction of the local government. This actual constraint is further discussed in the Governmental Constraints section of this element.

5. Vacancy Rates

The minimum desirable vacancy rate in a community is considered to be between five and eight percent. When the vacancy rate falls below this level, as the demand for housing exceeds the available supply, prospective renters and buyers typically experience an increase in the cost of housing.

The 1990 Census placed the overall housing vacancy rate in the City of Colusa at 4.85 percent. More recently, the State Department of Finance estimated the overall housing vacancy rate to be 5.09 percent in 1993. This is safely within the range of desired minimum vacancy rates. Therefore, vacancy rates are not considered to be a market constraint on the supply of housing in the City of Colusa.

B. Governmental Constraints

Potential constraints on the provision of housing which could be attributed to governmental actions include land use controls, building codes, permit fees, review procedures, and funding limitations. Each potential constraint and its effect on housing is discussed below.

1. Land Use Controls

The Land Use Element of the Colusa General Plan sets forth the City's policies for guiding local development. These policies, together with existing zoning, establish the amount and distribution of land to be allocated for various uses throughout the City. Residential development in Colusa is permitted in accordance with the Zoning Ordinance, under the land use districts shown in Table 26.

TABLE 26
LAND USE DISTRICTS AND DENSITIES

LAND USE DISTRICT	GROSS ALLOWABLE DENSITY	
	SQUARE FEET PER UNIT	UNITS PER ACRE
Low Density Residential (R-1)	8,000	5
Medium Density Residential (R-2)	3,500	12
High Density Residential (R-3)	1,500	29
High Density Residential (R-4)	1,500	29

Housing supply and cost are greatly affected by the amount of land designated for residential use and the density at which development is permitted. In Colusa, approximately 80 percent of the land within the city limits is designated for residential uses. Of this percentage, approximately 60 percent is allocated for single family residential use, while the remaining 40 percent has been allocated for multiple family residential purposes.

As indicated in the Resource Inventory section of this element, the land that has been allocated for residential use is sufficient to accommodate local housing needs through 1997.

The City's residential development standards, both on-site and off-site, are not overly or unnecessarily restrictive, when compared to surrounding communities. The low and medium density standards are slightly lower than those found in select surrounding communities, however, they are not so onerous as to be considered a constraint on the development of housing. The high density residential designation is consistent with the high density designations found in the surveyed communities. Yard setback requirements and other standards regulating development within the City are consistent with those being utilized in the surveyed communities, as documented in Table 27 on the following page.

Since Colusa's development standards are not more restrictive than those of the surrounding communities, they will not inhibit the development of a range of housing types within the City. Furthermore, through the use of tools such as Specific Plans and Planned Unit Development Ordinances, the City can encourage innovative planning design that, among other benefits, may translate into lower housing costs.

2. Building Codes and Enforcement

The City's building codes are based upon the Uniform Building, Plumbing, Mechanical and Electrical Codes and are considered to be the minimum necessary to assure the protection of the public's health, safety and welfare. These minimum standards cannot be revised to be less stringent without sacrificing basic public safety considerations and amenities. No regulations within these codes have been identified which would unnecessarily add to the cost for housing.

The City does not perform systematic code enforcement. Instead, zoning and building codes are primarily enforced on a complaint basis. Therefore, it has been concluded that local building codes do not represent either a potential or actual constraint on the provision of affordable housing.

**TABLE 27
DEVELOPMENT STANDARDS**

CITY	MAXIMUM DENSITY	YARD SETBACKS			OFF STREET PARKING	MAXIMUM HEIGHT
	Units/Acre	Front	Side	Rear	Spaces/Unit	
	LOW DENSITY RESIDENTIAL (R - 1)					
Colusa	5.0	25'	10% of yard width	20% of lot depth	1 covered	35'
Yuba City	9.0	15'	5'	25'	2.0	30'
Chico	7.0	20'	5'	10'	2.0	30'
Oroville	7.0	20'	5'	20'	1.5 ⁽¹⁾	30'
Lincoln	7.0	25'	5'	10'	2.0	30'
Woodland	9.0	25'	5'	20'	2.0	30'
Redding	7.0	20'	5'	15'	2.0	30'
	MEDIUM DENSITY RESIDENTIAL (R - 2)					
Colusa	12.0	25'	10% of lot width	20% of lot depth	1 garage per dwelling unit	35'
Yuba City	17.0	15'	5'	25'	1.0	35'
Chico	14.0	15'	5'	15'	1.5	35'
Oroville	15.0	20'	5'	20'	1.5	30'
Lincoln	17.0	25'	5'	10'	1.5	35'
Woodland	15.0	25'	5'	20'	1.5	30'
Redding	15.0	20'	5'	15'	1.5	30'
	HIGH DENSITY RESIDENTIAL (R - 3 / R - 4)					
Colusa	29.0	25'	10% of lot width	20% of lot depth	1.5 spaces per unit	35'
Yuba City	39.0	15'	5'	25'	1.0	45'
Chico	30.0	15'	5'	15'	1.5	35'
Oroville	29.0	20'	5'	20'	1.5	45'
Lincoln	39.0	25'	5'	15'	1.5	35'
Woodland	29.0	25'	5'	20'	1.5	40'
Redding	38.0	15'	5'	15'	1.5	2 Story

(1) Reduced standard of one space per unit for senior citizen housing.

3. Permit Fees

The amounts that the City of Colusa charges for permit fees compare favorably to those charged by surrounding communities. A brief survey of some surrounding communities shows that the development fees for Colusa are well below the average. Table 28 shows that only Oroville's development fees are less than Colusa's, and both are generally far below the remaining cities.

TABLE 28
COMPARISON OF PERMIT FEES

CITY	FEE CATEGORY			
	GENERAL PLAN AMENDMENT	CHANGE OF ZONE	TENTATIVE SUBDIVISION MAP	VARIANCE
Colusa	500.00	500.00	325.00 + 25/parcel	250.00
Yuba City	2400.00	325.00 + 10/acre	1275.00	750.00
Chico	650.00	1000.00 + 100/acre	800.00	200.00
Oroville	400.00	400.00	300.00	75.00
Lincoln	1500.00 + 100/acre	1000.00 + 100/acre	4541.00	500.00
Woodland	1825.00	1550.00	3810.00	563.00
Redding	3180.00	1851.00	1254.00	269.00

The planning permit fees that are charged per multi-family unit are generally less than those charged for single family residences. These fees do not represent a constraint on the production of a range of housing types. On the contrary, the fees that are charged by the City represent only partial reimbursement for the effort that must be expended by City staff in order to properly review development plans. The City will continue to conduct periodic surveys (both formal and informal) of other communities in the Colusa area to ensure that local processing fees do not inhibit housing construction.

4. Development Fees and Taxes

Development fees can pose a constraint on the production of housing units in a city when they are higher than those found in the surrounding communities. A survey of several communities in the Colusa area was conducted to determine the development fees and taxes charged by these jurisdictions in comparison to those charged by the City of Colusa. In Colusa, the anticipated development fees and taxes for a typical 1,500 square foot housing unit are approximately \$6,795.00. This figure compares favorably with those found in the surveyed communities. Colusa's fees and taxes are comparable to those found in the City of Gridley, and are noticeably lower than the fees and taxes charged by the City of Willows and the County of Sacramento. The fees and taxes charged by Colusa are substantially lower than those found in the City of Lincoln, as depicted in Table 29.

The County of Colusa charges approximately \$1,420.00 less than the City of Colusa for the same basic housing unit. This could be viewed as a constraint on the production of housing units in the City, versus surrounding County territory. However, it should be noted that the County of Colusa is currently in the process of updating its development fee and tax schedule and, once completed, it is expected to be more in line with the figures found in the City of Colusa.

In light of the competitiveness of the development fees and taxes charged by the City of Colusa, when compared to the surrounding jurisdictions, development fees and taxes are not considered to be a constraint on the production of housing within the City.

TABLE 29
RESIDENTIAL DEVELOPMENT FEE/TAX COMPARISON

FEE/TAX CATEGORY	CITY OF COLUSA	CITY OF GRIDLEY	CITY OF WILLOWS	CITY OF LINCOLN	COLUSA COUNTY ⁽¹⁾	SACRAMENTO COUNTY
Building Permit	919 ⁽²⁾	506.75 ⁽²⁾	850.50 ⁽²⁾	789 ⁽²⁾	919 ⁽²⁾	393 ⁽²⁾
Plan Checking	468 ⁽²⁾	246.75 ⁽²⁾	404.62 ⁽²⁾	511 ⁽²⁾	468 ⁽²⁾	322 ⁽²⁾
Sewer	375	900	1000	3132	0	1104
Water Connection	325	600	0	2755	0	1958
Water Meter	0	450	0	121	0	0
Residential Construction	0	0	0	0	0	0
Park	0	0	500	453	0	700
Fire Service Construction	0	0	0	0	0	0
Traffic Mitigation	0	0	317 ⁽³⁾	1958	0	700
Strong Motion	13	0	815	10	13	0
Refuse	0	0	0	85	0	0
Drainage	0	0	0	0	0	667
Building Occupancy	0	0	0	0	0	0
Community Services	720	0	0	2230	0	0
Electric	0	1075	0	0	0	0
School Mitigation	3975 ⁽⁴⁾	2475 ⁽⁵⁾	3975 ⁽⁴⁾	2370 ⁽⁶⁾	3975 ⁽⁴⁾	2370 ⁽⁶⁾
TOTAL	\$6,795.00	\$6,253.50	\$7,862.12	\$14,414.00	\$5,375.00	\$8,214.00

- (1) The County of Colusa is currently in the process of devising a new residential development fee schedule.
- (2) The plan check and building permit fees vary with the square footage of the dwelling unit. For this comparison, the noted figures are based on an average 1,500 square foot dwelling unit.
- (3) Certain undeveloped zones.
- (4) School assessment fees for these jurisdictions are based on a charge of \$2.65 per square foot, with an average 1,500 square foot dwelling unit was used as a basis for comparison.
- (5) School assessment fees for these jurisdictions are based on a charge of \$1.65 per square foot, with an average 1,500 square foot dwelling unit as the basis for comparison.
- (6) School assessment fees for these jurisdictions are based on a charge of \$1.58 per square foot, with an average 1,500 square foot dwelling unit as the basis for comparison.

5. Permit Processing

The processing time needed to obtain approval of required development permits is often cited as a prime contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. Unnecessary delays will add to the cost of construction by increasing land holding costs and interest payments.

A single family unit or a duplex only requires review by Colusa's Building Department and Planning Department. The City does not require that a project of this nature be presented to any review board or commission. Therefore, since most single family projects are Categorically Exempt from the California Environmental Quality Act (CEQA), the project can be processed usually within one week, depending on the number of projects under review at the time of submission.

Multiple family projects, which consist of more than two dwelling units per lot, require a slightly longer permit process. Again, with no other City regulatory boards or commissions, this type of project is reviewed by Colusa's Planning Department and Building Department. This review can be completed usually within six weeks, depending on the number of projects under consideration. Should a Negative Declaration be issued as a result of the environmental review process, the City's review period may be extended to approximately eight weeks.

For projects requiring City Council and/or Planning Commission approval of Tentative Maps, Zone Changes or other discretionary permits, average processing time is closer to 16 weeks.

Occasionally, a project will require the preparation of an Environmental Impact Report (EIR) and the time required to secure approval may be up to one year. However, the majority of the housing projects that the City of Colusa reviews are either single family units, Categorically Exempt from CEQA, or multiple family residential projects that require the issuance of a Negative Declaration. Colusa has not been involved in the preparation of an EIR within the last five-year reporting period.

The amount of time required to process permits in Colusa is not a constraint on the production of housing in the City. In fact, the time frames noted above are considered very conducive to housing production.

6. Service and Facility Infrastructure

Before a development permit is granted, it must be determined that public services and facility systems are adequate to accommodate any increased demand generated by a proposed project. Information about the adequacy of public services and facilities is presented below.

Wastewater Collection and Treatment

The wastewater collection and treatment systems in the City of Colusa are currently at their design capacities. The City has budgeted funds to begin implementation of an eight-step process that will address the service inadequacies that the systems are currently experiencing.

The first three steps in the modification process have been budgeted and are due to be completed by the end of this fiscal year, in June 1994. Additionally, the City has applied for a grant from the California Department of Water Resources to complete the remaining steps in the modification of the water collection and treatment systems. This work is scheduled to be completed by the end of the next fiscal year, in June of 1995.

Since the City is in the process of upgrading its wastewater collection and treatment systems, and these improvements will be completed within the next year and a half, the capacities of these systems are not considered a constraint to the production of housing in Colusa.

Water Service

The projected new housing in the City will not adversely affect the service capabilities for providing water to Colusa residents. At present, there is an acceptable level of water service and this will not change with the additional new housing, given the number of new units that are projected to be constructed in the City over the current planning period. Therefore, this is not a constraint on the production of new housing in Colusa.

Police and Fire Protection

Adequate levels of police and fire protection service will be maintained with the additional housing units projected for construction in the City over the current planning period. The projected housing production in the City is not of the magnitude that is expected to adversely affect the delivery of these services to the citizens of Colusa. Moreover, by closely monitoring new development, any improvements that are needed to maintain adequate service levels can be readily identified and carried out. Therefore, police and fire protection is not a constraint on the production of housing in the City.

School Facilities

With the assessment of school mitigation fees on all new developments, Colusa is collecting funds that will maintain the level of service that is currently provided. Developers are required to participate in a fee program that collects funds based on the square footage for a project, at a rate of \$2.65 per square foot. While this constraint is not considered significant for market rate housing, it may be significant

to the production of affordable housing units. However, as school impactation is mitigated and these fees are eventually reduced or eliminated, they will no longer be a constraint on the construction of affordable housing in the City.

Basic Infrastructure

At present, all of the vacant residentially designated land within the City of Colusa is located in close proximity to required infrastructure systems (e.g., streets, water and sewer mains, gas and electrical distribution systems, etc.). The only improvements required will be the extension of roadways and laterals onto the sites and hook-ups to the service lines. With the basic infrastructure in place in the City, this is not a constraint to the production of housing.

7. State and Federal Assistance Programs

The availability of future government funding for the provision of affordable housing in the City of Colusa is difficult to determine. The City has successfully applied for State and Federal housing assistance funds in the past and intends to continue to seek such funding in the future. Indicators such as the percentage of lower-income residents and the age and condition of the housing stock are used by HUD and HCD to determine whether a community is qualified to participate in their respective housing and community development programs. Referencing the information provided in the Community Profile section of this element, the characteristics of the existing population and housing stock within the City do not pose a significant constraint on Colusa's participation in State and Federal housing assistance programs. However, the limited availability of funds from these sources and the vigorous competition among communities for the funds that are available represent an actual constraint on the City's ability to utilize such programs to improve the condition and expand the supply of affordable housing in Colusa. The applicability of various housing programs to the City of Colusa is examined in the Resource Inventory section of this element.

VII. HOUSING GOALS, QUANTIFIED OBJECTIVES AND POLICIES

This section of the element sets forth the City's goals, quantified objectives and policies relative to its previously identified housing needs. Goals are general statements of the desires and aspirations of the community with regard to the future supply of housing within the City and represent the ends to which housing efforts and resources are directed. Objectives are more specific and, in this case, quantified statements that give guidance to and allow for later evaluation of housing actions. Policy statements are even more specific and provide well-defined guidelines for decision making.

The proper basis for any plan of action is a well-integrated set of goals. The Colusa City Council adopted a series of formal housing goals in 1988. These goals have been retained and expanded in preparing this updated element, while the supporting objectives and policies have been revised and augmented as necessary. The framework within which these goals, objectives and policies are presented below reflects the seven major issue areas identified in State law.

A. Housing Availability and Production

1. Goals

- (a) Provide adequate housing in the City by location, price, type, and tenure, especially for those of low and moderate income and households with special needs.
- (b) Achieve balanced growth in the City by designating suitable sites for residential development.

2. Objectives

- (a) To make adequate, suitable sites available for the construction of 287¹ additional housing units by 1997.
- (b) To utilize zoning and development standards to ensure that new residential development reflects a variety of housing types and densities distributed throughout the City.
- (c) To ensure that all new residential development is provided with adequate public services and facilities.

¹ Total number of new units that need to be constructed during current planning period per the Regional Housing Needs Plan.

3. Policies

- (a) Use the Land Use Element of the General Plan and the Zoning Ordinance to ensure the availability of adequate sites for a variety of housing types.
- (b) Employ a range of housing densities to provide housing for all economic segments of the community consistent with good planning practice.
- (c) Maximize use of vacant land within the City and contiguous to existing development in order to reduce the cost of off-site improvements and create a compact City form.
- (d) Ensure the compatibility of residential areas with surrounding uses through the separation of incompatible uses, construction of adequate buffers, and other land use controls.
- (e) Promote and encourage more intensive use of under utilized land for residential construction, particularly within walking distance of downtown Colusa.
- (f) Encourage mixed use housing and commercial development in downtown Colusa.
- (g) Require that adequate public services and facilities are or will be provided to all new residential developments as a prerequisite for their approval.
- (h) Direct the construction of lower income housing to sites which are:
 - (1) located with convenient access to schools, parks, shopping facilities, and employment opportunities or along public transportation routes that make such facilities accessible;
 - (2) minimally impacted by noise, flooding, or other environmental constraints; and
 - (3) outside areas of concentrated lower income households.
- (i) Investigate adaptive reuse of vacant commercial structures in the downtown area for housing, possibly in a mixed use fashion.

B. Housing Conservation and Improvement

1. Goals

- (a) Conserve and improve the condition of the existing affordable housing stock within the City.
- (b) Preserve the City's historical and cultural heritage through innovative reuse of historical structures and designation of local historical landmarks.

2. Objectives

- (a) To rehabilitate 12 affordable housing units per year², or 60 units over the current five-year planning period.
- (b) To promote maintenance of currently sound housing.
- (c) To protect historically and architecturally significant structures and neighborhoods.
- (d) To support programs or citizen efforts that are directed toward neighborhood or community beautification and improvement.

3. Policies

- (a) Continue to offer financial assistance for the rehabilitation of affordable housing units.
- (b) Allow utilization of rehabilitation assistance funds to alleviate overcrowded conditions.
- (c) Continue to monitor housing conditions within the City.
- (d) Promote the removal and replacement of substandard units which cannot be rehabilitated.
- (e) Encourage the maintenance and repair of currently sound housing to prevent further deterioration of the City's housing stock.
- (f) Vigorously pursue enforcement of housing codes.
- (g) Prevent displacement of residents due to City assisted rehabilitation activities.
- (h) Prevent the encroachment of incompatible uses into established residential neighborhoods.
- (i) Preserve the physical character of existing neighborhoods.
- (j) Establish procedures for the designation of historically/architecturally significant residences and neighborhoods and for the processing of plans for projects involving such structures or neighborhoods.
- (k) Provide incentives for the preservation and restoration of historically/architecturally significant residences, including preferential consideration for rehabilitation assistance applications involving such structures.

² - Based on experience over the past four years.

C. Opportunities for Energy Conservation

1. Goal

Reduce residential energy use within the City.

2. Objectives

- (a) To minimize energy consumption in new housing.
- (b) To reduce energy consumption in existing residences.

3. Policies

- (a) Encourage the use of energy conserving techniques in the siting and design of new housing.
- (b) Actively enforce all State energy conservation requirements for new residential construction.
- (c) Allow use of rehabilitation assistance funds to make residences more energy efficient.
- (d) Make local residents aware of the free home energy surveys performed by the Pacific Gas and Electric Company as a means to reduce energy consumption and, in turn, overall long-term housing costs.

D. Equal Housing Opportunity

1. Goal

Provide housing opportunities in a quality environment for all persons regardless of age, sex, race, religion, marital status, nationality, physical disabilities, or family size.

2. Objectives

- (a) To promote fair housing practices throughout the community.
- (b) To provide adequate housing for households with special needs.

3. Policies

- (a) Advocate equal housing opportunity for all residents.
- (b) Utilize local fair housing agencies to promptly and aggressively investigate any complaints involving housing discrimination.
- (c) Promote greater awareness of tenant and landlord rights.
- (d) Allow use of rehabilitation assistance funds to remove architectural barriers in residences occupied by handicapped persons.
- (e) Promote handicapped access in new housing developments.
- (f) Support the provision of emergency shelter and transitional housing to meet local needs.
- (g) Encourage the development of housing to meet the needs of elderly households.
- (h) Promote the provision of both purchase and rental housing to meet the needs of families of all sizes.

E. Removing Constraints

1. Goal

Facilitate the maintenance, improvement and development of housing commensurate with local needs.

2. Objectives

- (a) Remove or eliminate governmental constraints on the maintenance, improvement and development of housing, where appropriate and legally possible.
- (b) Mitigate non-governmental constraints on the maintenance, improvement and development of housing to the extent possible.

3. Policies

- (a) Periodically reexamine local building and zoning codes, in light of technological advances and changing public attitudes, for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.
- (b) Ensure that local lending institutions continue to meet the credit needs of all economic segments of the community.
- (c) Continue to charge development fees that do not unreasonably contribute to the cost of housing.
- (d) Financially assist with off-site improvement costs for lower income housing projects.

F. Housing Affordability

1. Goals

- (a) Provide adequate housing to meet the needs of all economic segments of the community.
- (b) Assist in the development of adequate housing to meet the needs of low and moderate income households.

2. Objectives

- (a) To realize the production of 66 new rental housing units affordable to lower income households over the current five-year planning period.
- (b) To create home ownership opportunities for 17 low income households by 1997.
- (c) To facilitate the construction of 39 housing units affordable to moderate income households over the next five years, including 20 new units for purchase by first-time home buyers.
- (d) To achieve the production of 72 new housing units for above moderate income households during the current planning period.

3. Policies

- (a) Encourage the use of innovative land use techniques and construction methods to minimize housing construction costs without compromising basic health, safety and aesthetic considerations.
- (b) Provide incentives for and otherwise encourage the private development of new housing affordable to low and moderate income households.
- (c) Investigate and pursue State and Federal programs and funding sources designed to expand housing opportunities for low and moderate income households, including first-time home buyers, the elderly and handicapped.
- (d) Facilitate the construction of low and moderate income housing to the extent possible.
- (e) Assist private developers, non-profit organizations and public agencies involved in the provision of affordable housing in identifying and assembling sites suitable for the development of low and moderate income housing.
- (f) Encourage the inclusion of low and moderate income units in privately sponsored multi-family housing developments.
- (g) Work with local lending institutions to maximize private financing for the construction of new low and moderate income housing.

G. Preserving Affordable Housing

1. Goal

Preserve existing affordable housing opportunities for lower income residents of the City.

2. Objectives

- (a) To preserve the continued affordability of 166 units of assisted, low income rental housing in the City.
- (b) To ensure that 13 lower income households within the City continue to receive rental assistance.
- (c) To preserve privately developed and financed housing that is affordable to lower income residents of the City.

3. Policies

- (a) Utilize Federal, State and local funding to preserve low income rental housing to the extent possible.
- (b) Discourage the conversion of apartment units to condominiums where such conversion will diminish the supply of low income rental housing.
- (c) Work closely with non-profit organizations and public agencies involved in the provision of affordable housing to preserve existing low income rental units within the City.
- (d) Encourage the conservation of lower income housing in mobile home parks.
- (e) Investigate the establishment of procedures to prevent the displacement of lower income residents from assisted housing units that may convert to market rate housing in the future.

VIII. HOUSING PROGRAM

This section of the element sets forth a five-year schedule of actions to implement the City's housing policies and thereby achieve its housing goals and objectives. Similar to the goals, objectives and policies, these actions have been organized under seven major issue areas identified in State law. The actions to be undertaken by the City have been programmed to facilitate implementation and evaluate progress. The anticipated impact, responsible agency, potential funding source, and schedule for each action are discussed. The priority assigned to each action has also been identified on the following basis:

1st Priority - Action that directly results in the construction, maintenance or preservation of housing or is otherwise required by State or Federal law.

2nd Priority - Action that indirectly contributes to or facilitates the construction, maintenance or preservation of housing.

3rd Priority - Action that enhances housing availability, affordability or accessibility for all economic segments of the community.

The anticipated accomplishments have been quantified where possible. These estimates were generated on the basis of past performance as well as the resources that are available to the City for addressing local housing needs. In this respect, the anticipated accomplishments are realistic. A summary of quantifiable housing objectives is presented in Table 30 at the conclusion of this section.

The housing program presented herein will not eliminate all existing housing needs in the City of Colusa. It would be unrealistic to expect Colusa or any other city in the State to accomplish such a goal in a relatively short period of time (i.e., five years) with the limited resources available. However, this program does represent a continuing and meaningful effort on the part of the City of Colusa to expand the local supply of housing while improving the quality and affordability thereof.

A. Actions in Support of Housing Availability and Production

1. **Action:** Continue to utilize the City's General Plan and Zoning Ordinance to provide adequate, suitable sites for the construction of new housing, reflecting a variety of housing types and densities.

Anticipated Impact: Provision of adequate, appropriately zoned sites for the construction of 287 residential units, including 106 above moderate, 58 moderate, 51 low income, and 72 very low income units.

Responsible Agency: City Planning Department

Financing: Department budget.

Schedule: Ongoing (1992-97).

Priority: 1.

2. **Action:** Continue to use zoning and other land use controls to ensure the compatibility of residential areas with surrounding uses.
Anticipated Impact: Creation and maintenance of desirable living areas, physically separated or otherwise protected from incompatible uses.
Responsible Agency: City Planning Department
Financing: Department budget.
Schedule: Ongoing.
Priority: 3.
3. **Action:** Explore incentives, e.g., reduction in development fees, relaxation of development standards, etc., for the more intensive use of under utilized, residentially zoned land, particularly within walking distance of downtown Colusa. (See Figure 1 on page 43 for the Downtown Core Area boundary)
Anticipated Impact: More efficient and productive use of land zoned for residential purposes. Under utilized or small vacant lots in or adjacent to the downtown area can support the development of additional dwelling units which, in turn, would enhance the market for downtown businesses.
Responsible Agency: City Planning Department
Financing: Department budget or, possibly, CDBG Technical Assistance Grant (via HCD).
Schedule: 1995.
Priority: 3.
4. **Action:** Continue to conditionally allow residences above or to the rear of ground floor commercial uses in downtown.
Anticipated Impact: Creation of affordable housing as an integral part of the downtown area. Elderly, less-mobile residents as well as employees of downtown businesses would particularly benefit from such opportunities.
Responsible Agency: City Planning Department
Financing: Department budget.
Scheduled: Ongoing.
Priority: 2.
5. **Action:** Continue to utilize environmental and other development review procedures to ensure that all new residential developments are provided with adequate public facilities and services. Documentation that adequate services and facilities are or will be provided shall be a condition for their approval.
Anticipated Impact: Assurance that all new residential developments are provided with adequate public facilities and services.
Responsible Agencies: City Planning, Building and Safety and Public Works Departments.
Financing: Department budgets.
Schedule: Ongoing.
Priority: 3.

6. **Action:** Apprise housing developers of the criteria to be used in selecting sites for the construction of lower income housing. Criteria are listed under Policy A.3.(h) on page 56.
Anticipated Impact: Construction of lower income housing on sites best suited for such purposes.
Responsible Agency: City Planning Department
Financing: Department budget.
Schedule: Ongoing.
Priority: 3.
7. **Action:** Regularly update and distribute to housing developers the inventory of vacant land suitable for residential development that was compiled during the updating of this element.
Anticipated Impact: Dissemination of information to private developers and non-profit corporations to facilitate housing production.
Responsible Agency: City Planning Department
Financing: Department budget.
Schedule: Ongoing.
Priority: 3.

B. Actions in Support of Housing Conservation and Improvement

1. **Action:** Continue to publicize and provide financial assistance in the form of low interest and deferred payment loans for the rehabilitation of residences owned and/or occupied by lower income households.
Anticipated Impact: Rehabilitation of deteriorated housing in the City, thereby preserving affordable housing opportunities for lower income homeowners and renters. The program objective is the rehabilitation of 12 units per year, or 60 units over the current five-year planning period.
Responsible Agency: City Planning Department
Financing: CDBG and HOME Program funds.
Schedule: Ongoing.
Priority: 1.
2. **Action:** Continue to allow for the construction of bedroom additions with financial assistance from the City's residential rehabilitation program, when needed to eliminate overcrowding, and provided that such additions do not detract from the architectural/historical significance of the structures.
Anticipated Impact: Reduction in the number of overcrowded residences owned and/or occupied by lower income households.
Responsible Agency: City Planning Department
Financing: CDBG and HOME Program funds.
Schedule: Ongoing.
Priority: 2.

3. **Action:** Continue to monitor housing conditions throughout the City, while periodically (i.e., every five years) conducting formal housing condition surveys.
Anticipated Impact: Prevention of housing deterioration in well-maintained neighborhoods and identification of areas to be targeted for rehabilitation assistance. City will respond to changing housing conditions, as necessary, with appropriate housing assistance/neighborhood improvement programs.
Responsible Agencies: City Planning and Building and Safety Departments.
Financing: Department budgets and (for housing condition surveys) CDBG Technical Assistance Grants.
Schedule: Ongoing.
Priority: 3.
4. **Action:** If necessary, cause the removal of substandard units, which cannot be rehabilitated, through enforcement of applicable provisions of the Uniform Housing and Revenue and Tax Codes.
Anticipated Impact: Elimination of five dilapidated units per year, or 25 units over the current five-year planning period.
Responsible Agencies: City Planning and Building and Safety Departments.
Financing: Property Owners.
Schedule: 1994-1997.
Priority: 3.
5. **Action:** Continue and expand existing code enforcement efforts, as necessary, and explore new methods of eliminating unsightly property conditions in residential areas.
Anticipated Impact: Elimination and prevention of unsightly or hazardous conditions in residential areas.
Responsible Agencies: City Planning and Building and Safety Departments.
Financing: Department budgets.
Schedule: Ongoing.
Priority: 3.
6. **Action:** Continue to provide information and technical assistance to local property owners regarding housing maintenance.
Anticipated Impact: Proper, continued maintenance of currently sound housing, thereby preventing deterioration and avoiding the need for rehabilitation assistance.
Responsible Agencies: City Planning and Building and Safety Departments.
Financing: Department budgets.
Schedule: Ongoing.
Priority: 3.

7. **Action:** Avoid displacement of residents in carrying out CDBG funded activities, whenever possible, or otherwise provide appropriate relocation assistance.
Anticipated Impact: Prevention of lower income households being displaced by housing rehabilitation or other CDBG funded activities.
Responsible Agency: City Planning Department
Financing: CDBG funds.
Schedule: Ongoing.
Priority: 1.
8. **Action:** Continue to utilize the City's General Plan and Zoning Ordinance to prevent the encroachment of incompatible uses into established residential areas.
Anticipated Impact: Protection of established residential neighborhoods from incompatible land uses.
Responsible Agency: City Planning Department
Financing: Department budget.
Schedule: Ongoing.
Priority: 3.
9. **Action:** Continue to use the City's Landmark and Historic Preservation Ordinance to designate and preserve local landmarks.
Anticipated Impact: Protection of historically/ architecturally significant residences and neighborhoods.
Responsible Agency: City Planning Department
Financing: Department budget.
Schedule: Ongoing.
Priority: 3.
10. **Action:** Offer incentives for the preservation and restoration of historically/architecturally significant residences, such as preferential consideration for rehabilitation assistance applications involving such structures, waiver of permit fees, relaxation of development standards, etc.
Anticipated Impact: Preservation and restoration of historically/architecturally significant residences.
Responsible Agencies: City Planning and Building and Safety Departments.
Financing: Department budgets.
Schedule: 1996.
Priority: 3.

11. **Action:** Amend Land Use Element of General Plan to incorporate neighborhood improvement/ beautification policies.
Anticipated Impact: Preservation/enhancement of the appearance and character of the City's residential areas.
Responsible Agencies: City Planning Department.
Financing: Department budget.
Schedule: During updating of balance of General Plan in 1994.
Priority: 3.

C. Actions in Support of Energy Conservation

1. **Action:** Utilize the development review process to incorporate energy conservation techniques into the siting and design of proposed residences.
Anticipated Impact: Minimization of energy consumption in new housing.
Responsible Agencies: City Planning and Building and Safety Departments.
Financing: Department budgets.
Schedule: Ongoing.
Priority: 3.
2. **Action:** Continue to require that all new residential development complies with the energy conservation requirements of Title 24 of the California Administrative Code.
Anticipated Impact: Minimization of energy consumption in new housing.
Responsible Agency: City Building and Safety Department.
Financing: Department budget.
Schedule: Ongoing.
Priority: 1.
3. **Action:** Continue to allow energy conservation measures as improvements eligible for assistance under the City's residential rehabilitation program.
Anticipated Impact: Reduction in energy consumption in existing residences.
Responsible Agency: City Planning and Building and Safety Departments
Financing: CDBG and HOME Program funds.
Schedule: Ongoing.
Priority: 3.
4. **Action:** Assist in distributing information to the public regarding free home energy audits and other programs of the Pacific Gas and Electric Company (PG&E).
Anticipated Impact: Reduction in energy consumption in existing residences.
Responsible Agencies: PG&E and City Planning Department
Financing: N/A, materials provided by PG&E.
Schedule: Ongoing.
Priority: 3.

D. Actions in Support of Equal Housing Opportunity

1. **Action:** Continue to use the Colusa County Welfare Department to provide outreach material on State and Federal fair housing laws, mediate in landlord/tenant disputes, and direct complaints of housing discrimination to appropriate enforcement agencies.
Anticipated Impact: Assurance that all Colusa residents are afforded equal opportunity when attempting to procure housing.
Responsible Agency: City Planning Department and Colusa County Welfare Department.
Financing: Department budgets.
Schedule: Ongoing.
Priority: 1.
2. **Action:** Continue to utilize the housing information and referral services offered by the Glenn County Human Resources Agency, Community Action Division for persons seeking affordable rental and purchase housing.
Anticipated Impact: Provision of housing referral and other assistance to low and moderate income households seeking affordable housing.
Responsible Agency: City Planning Department and Glenn County Human Resources Agency.
Financing: Agency budgets.
Schedule: Ongoing.
Priority: 3.
3. **Action:** Continue to allow the removal of architectural barriers with funding from the City's residential rehabilitation program in order to provide barrier-free housing for handicapped or disabled persons.
Anticipated Impact: Continued removal of architectural barriers in residences occupied by handicapped or disabled persons.
Responsible Agency: City Planning and Building and Safety Departments.
Financing: CDBG and HOME Program funds.
Schedule: Ongoing.
Priority: 3.
4. **Action:** Enforce the handicapped accessibility requirements of Federal fair housing law that apply to all new multi-family residential projects containing four (4) or more units.
Anticipated Impact: Provision of new barrier-free housing for handicapped or disabled persons.
Responsible Agency: City Building and Safety Department.
Financing: Department budget.
Schedule: Ongoing.
Priority: 1.

5. **Action:** Process and approve requests for the establishment of residential care facilities, in accordance with Section 1566.3 of the Health and Safety Code, as a means of providing long-term transitional housing for very low income persons.
Anticipated Impact: Provision of transitional housing for additional very low income persons.
Responsible Agency: City Planning Department.
Financing: Department budget.
Schedule: Ongoing.
Priority: 1.
6. **Action:** Amend the City's Zoning Ordinance to establish new, more flexible standards (e.g., parking, unit sizes, etc.) to facilitate the development of housing for the elderly.
Anticipated Impact: Provision of incentives for the construction of housing specifically designed for elderly households.
Responsible Agency: City Planning Department.
Financing: Department budget or, possibly, CDBG Technical Assistance Grant.
Schedule: 1994-95.
Priority: 2.
7. **Action:** Amend the City's Zoning Ordinance to require that a stipulated percentage of the units in proposed multi-family developments containing 20 or more units, excluding elderly housing, be three or four bedroom units, in order to provide for the housing needs of large families.
Anticipated Impact: Provision of more units to meet the needs of large families.
Responsible Agency: City Planning Department.
Financing: Department budget.
Schedule: 1996.
Priority: 3.

E. Actions in Support of Removing Constraints

1. **Action:** Periodically reexamine the zoning ordinance(i.e., every two years) for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.
Anticipated Impact: Utilization of codes that do not unnecessarily add to the cost of housing, while reflecting technological advances and changing public attitudes.
Responsible Agencies: City Planning Department.
Financing: Department budget.
Schedule: Biennially.
Priority: 3.

2. **Action:** Periodically review (i.e., every two years) the performance of local lending institutions with regard to the Home Mortgage Disclosure Act (HMDA) and the Community Reinvestment Act (CRA).
Anticipated Impact: Assurance that conventional financing is available to all economic segments of the community.
Responsible Agency: City Planning Department.
Financing: Department budget.
Schedule: Biennial review of HMDA/CRA statements.
Priority: 3.
3. **Action:** Periodically survey (i.e., every two years) other cities in the Tri-County area to ensure that local development fees do not become a constraint on housing production.
Anticipated Impact: Assurance that local development fees are reasonable and do not unnecessarily contribute to the cost of housing.
Responsible Agency: City Planning Department.
Financing: Department budget; possible CDBG Technical Assistance Grant
Schedule: Biennially.
Priority: 3.
4. **Action:** Continue the program to allocate funds to defray the cost of required off-site improvements for lower income housing projects.
Anticipated Impact: Reduction in overall development cost, thereby facilitating construction of lower income housing.
Responsible Agency: City Planning Department.
Financing: CDBG and Farmers Home Administration funds.
Schedule: Ongoing.
Priority: 1.

F. Actions in Support of Housing Affordability

1. **Action:** Explore the possibility of establishing a City Housing Authority or other City sponsored Non-Profit Housing Corporation to take advantage of any available funding for new construction of affordable housing.
Anticipated Impact: Improve the ability of the City to obtain funding for the construction, rehabilitation and/or purchase of low and moderate income housing.
Responsible Agency: City Council and Planning Department.
Financing: Department budget.
Schedule: 1996.
Priority: 3.

2. **Action:** Explore, with local lending institutions, their possible participation in the creation of a loan pool for the construction, rehabilitation and/or purchase of housing affordable to low and moderate income households, as a means for them to fulfill their obligations under the Federal Community Reinvestment Act.
Anticipated Impact: Possible creation of an additional source of funding for the construction, rehabilitation and/or purchase of low and moderate income housing.
Responsible Agency: City Planning Department.
Financing: Department budget.
Schedule: 1995 (complete discussions with local lenders and create loan pool, if feasible).
Priority: 2.
3. **Action:** Continue to allocate funds to defray, or otherwise waive development fees for all proposed housing units affordable to lower income households.
Anticipated Impact: Reduction in overall development cost as a means to facilitate the construction of lower income housing.
Responsible Agencies: City Planning, Building and Safety and Public Works Departments.
Financing: Department budgets.
Schedule: Ongoing.
Priority: 3.
4. **Action:** Encourage the use of innovative land use techniques and construction methods, e.g., clustering of units, density transfers, zero lot line development, etc., to minimize housing development costs.
Anticipated Impact: Reduction in housing development costs without compromising basic health, safety and aesthetic considerations.
Responsible Agency: City Planning Department.
Financing: Department budget.
Schedule: Ongoing, beginning in 1994.
Priority: 2.
5. **Action:** Amend the City's Zoning Ordinance to fully enact the second unit provisions of State law, found in Sections 65852.1 and 65852.2 of the Government Code.
Anticipated Impact: Production of affordable housing in the form of "granny flats" and other second units for non-elderly households.
Responsible Agency: City Planning Department.
Financing: Department budget.
Schedule: 1994.
Priority: 1.

6. **Action:** Amend the City's Zoning Ordinance to fully enact the density bonus provisions of State law.

Anticipated Impact: Expansion of affordable housing supply through provision of density bonuses and other incentives. This action is being initiated in response to Section 65915 et. seq. of the Government Code. This legislation, which was amended in 1990, requires that a density bonus and at least one other incentive be granted for any project consisting of five or more units in which at least either 20 percent of the units will be available to low income households, or 10 percent will be available to very low income households. This amendment to the Zoning Ordinance will apply to all residential zones within the City.

Responsible Agency: City Planning Department.

Financing: Department budget.

Schedule: 1994.

Priority: 1.

7. **Action:** Inform private developers of the below market interest rate mortgage programs operated by the California Housing Finance Agency (CHFA) and direct interested developers to CHFA, as a means to facilitate the construction of new, affordable housing for moderate income households.

Anticipated Impact: Production of new, affordable housing for purchase by moderate income, first-time homebuyers.

Responsible Agency: City Planning Department.

Financing: CHFA Home Mortgage Purchase Program.

Schedule: 1995-97.

Priority: 1.

8. **Action:** Support the efforts of private developers and non-profit organizations to obtain State and/or Federal funds for the construction of affordable housing for lower income households.

Anticipated Impact: Procurement of funding for the development of 83 units of lower income housing.

Responsible Agency: City Planning Department.

Financing: CHFA Self-Help Housing Program, HUD Section 202 Program, FmHA Section 515 and 502 Programs, and HCD Rental Housing Construction Program.

Schedule: Ongoing.

Priority: 1.

9. **Action:** Consider amending the City's Zoning Ordinance to require the inclusion of a stipulated percentage of low and moderate income units in all new multi-family housing developments containing 20 or more units, or the payment of an appropriate in-lieu fee.
Anticipated Impact: Expansion of affordable housing stock in proportion to increases in the overall supply of housing.
Responsible Agency: City Planning Department.
Financing: Department budget or, possibly, CDBG Technical Assistance Grant.
Schedule: 1996 (complete study of need for and possible content of inclusionary zoning ordinance).
Priority: 3.
10. **Action:** Amend the City's Zoning Ordinance to allow manufactured housing in all residential zones in accordance with State law.
Anticipated Impact: Production of affordable housing in the form of mobile homes and other manufactured dwellings.
Responsible Agency: City Planning Department.
Financing: Department budget.
Schedule: 1994.
Priority: 1.

G. Actions in Support of Preserving Affordable Housing

1. **Action:** Continue to enforce the provisions of the City's Zoning Ordinance regulating the conversion of apartments to condominiums.
Anticipated Impact: Preservation of affordable rental units and purchase housing, and provision of assistance to households displaced by condominium conversion activity.
Responsible Agency: City Planning Department.
Financing: Department budget.
Schedule: Ongoing.
Priority: 3.
2. **Action:** Pursue the use of local and State funds to preserve lower income housing opportunities in the City's mobile home parks.
Anticipated Impact: Preservation of lower income housing opportunities in mobile home parks that may be threatened by conversion or closure.
Responsible Agencies: City Planning Department.
Financing: HCD Mobile Home Park Assistance Program.
Schedule: As needed.
Priority: 3.

3. **Action:** Continue to work closely with the Glenn County Human Resources Agency to maximize participation by local residents in the Section 8 Rental Assistance Program.
Anticipated Impact: Continued rental assistance to 13 lower income households in the form of Section 8 Certificates and Housing Vouchers.
Responsible Agencies: City Planning Department and Glenn County Human Resources Agency.
Financing: HUD Section 8 Certificate and Housing Voucher Programs.
Schedule: Ongoing.
Priority: 1.

4. **Action:** Consider amending the City's Municipal Code to establish procedures to prevent the displacement of lower income residents from assisted housing units that may convert to market rate housing in the future.
Anticipated Impact: Preservation of 166 low income rental units that could convert to market rate housing in the future.
Responsible Agency: City Planning Department.
Financing: Department budget.
Schedule: 1996-97 (complete study of need for and possible content of anti-displacement ordinance).
Priority: 3.

H. Quantified Objectives

As shown in Table 30, the City expects over 190 new dwelling units to be constructed in Colusa during the current (1992-97) planning period. The City further anticipates that 60 units will be rehabilitated through 1997 and 179 lower income housing units will be conserved. The latter figure includes 13 lower income households that should continue to receive rental assistance in the form of Section 8 Certificates or Housing Vouchers during this period.

TABLE 30
QUANTIFIED OBJECTIVES
BY INCOME CATEGORY — 1992-97

INCOME CATEGORY	NEW CONSTRUCTION	REHABILITATION	CONSERVATION
Very Low	49	15	91
Low	34	35	88
Moderate	39	10	--
Above Moderate	72	--	--
Totals	194	60	179

Focusing on the quantified objectives for new construction, these objectives are compared to the projected new construction needs estimated by the Tri-County Area Regional Housing Needs Plan in Table 31. As seen in this table, the City expects to meet approximately two-thirds of the

estimated need in each income category. These anticipated shortfalls are due to a variety of factors but, primarily, the continuing recession that grips the State and the limited funding and staffing resources that are available.

Recognizing that the 194 projected new units represent a 94 percent increase in the housing production level experienced over the past five years, this objective is quite ambitious and represents the maximum feasible effort the City can make to address the needs forecasted by the Tri-County Area Planning Council. Moreover, despite the financial and other incentives to be offered by the City, the timing for the development of additional housing depends upon decisions made in the private marketplace, over which the City has little control.

TABLE 31
HOUSING NEEDS AND ANTICIPATED
ACCOMPLISHMENTS BY INCOME CATEGORY
1992-97

INCOME CATEGORY	ADDITIONAL UNITS NEEDED BY 1997 ¹	UNITS CITY EXPECTS TO BE CONSTRUCTED BY 1997	PERCENT OF NEED FULFILLED
Very Low	72	49	68%
Low	51	34	67%
Moderate	58	39	67%
Above Moderate	106	72	68%

(1) Regional Housing Needs Plan for Tri-County Area Planning Council, January 1991 - July 1997

I. Implementation/Monitoring

The various actions that are expected to be taken in implementing the City's housing policies were previously identified. The agency responsible for carrying out each action and the schedule for doing so were also indicated. However, due to the number of actions and differing time frames involved, a single individual should be charged with overseeing and coordinating the implementation of these actions. The Planning Director, when that position is filled, and in the interim the Executive Secretary, would be appropriate individuals to serve in this capacity. Whoever is designated to perform this function should document the results of his/her monitoring in the annual reports which are filed with HCD. These reports are the official method of charting the progress made in implementing the City's housing program.

TABLE 32
SUMMARY OF HOUSING ACTIONS
BY PRIORITY RATING

PRIORITY 1

- Use General Plan and zoning to provide adequate housing sites
- Continue rehabilitation program
- Continue enforcement of anti-displacement and relocation assistance plan
- Require new construction to comply with Title 24
- Provide data to public on fair housing laws
- Enforce handicapped housing laws
- Process requests for transitional housing
- Continue funding for off-site improvements for low income housing
- Adopt ordinance to permit second units
- Adopt density bonus ordinance
- Inform developers of CHFA and FmHA loans
- Support low income housing providers in their efforts
- Work to maximize participation in Section 8 Program
- Adopt manufactured housing ordinance

PRIORITY 2

- Permit residences above ground-floor commercial
- Continue program to assist with bedroom additions to relieve overcrowding
- Develop flexible development standards for elderly projects
- Explore developing a loan pool with local lending institutions
- Encourage innovative land use and construction techniques

PRIORITY 3

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> - Ensure land use compatibility - Explore provision of incentives for low income housing development - Ensure adequate infrastructure for new development - Provide site availability information to developers - Provide low income housing site selection criteria to developers - Monitor housing conditions - Remove dilapidated and substandard buildings - Use codes to eliminate dilapidated structures - Provide information to residents on housing maintenance - Use General Plan and zoning to prevent encroachment of incompatible uses - Preserve local historical landmarks - Offer incentives for preservation of historically and architecturally significant residences - Develop neighborhood beautification policies - Use development review process to incorporate energy conservation | <ul style="list-style-type: none"> - Allow energy conservation under rehab program - Distribute energy conservation information to public - Use Social Services referral services - Remove architectural barriers to handicapped access - Encourage development of 3 and 4 bedroom units - Review codes to facilitate reduction in construction costs - Review performance of lending institutions under CRA - Ensure permit fees do not become a constraint - Continue to waive or reduce fees for low income housing development - Consider inclusionary zoning - Pursue funds for mobile home park preservation - Develop regulations for displacement of low income persons due to conversion of low income housing to market rate - Continue to enforce condominium conversion ordinance - Explore creating City Non-Profit Housing Corporation |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

IX. OPPORTUNITIES FOR ENERGY CONSERVATION

As non-renewable energy resources have been progressively depleted and energy costs continue to rise, people have become increasingly aware of energy conservation measures, primarily as a means to offset and control rising costs. While the use of alternative energy sources is most advantageous in developing new housing, there are numerous energy conserving measures which can be retrofitted onto existing and older housing and which conserve the use of nonrenewable fuels and save money.

Some of the opportunities for energy conservation listed below have been incorporated into actions in the Housing Program section of this element. For example, the residential rehabilitation program will continue to offer weatherization services in connection with other repair work.

The PG&E Customer Energy Efficiency Programs mentioned in the sections that follow were in effect at the time of the printing of this publication. These programs are under constant review for effectiveness by the California Public Utilities Commission and PG&E and may change periodically or even be eliminated. For information on current PG&E Customer Energy Efficiency Programs, call the local PG&E office.

A. Insulation and Weatherproofing

Most older homes were built when there was little concern for the use of oil and natural gas for heating purposes. Additionally, the window and door openings were intended for passage or to bring light into the home. To conserve heat (or air conditioning) and minimize the loss ratio, the owners of older homes can do some of the following:

- ◆ insulate attic space and exterior walls
- ◆ fit windows and doors with air-tight devices
- ◆ caulk door and window frames
- ◆ reconnect disconnected ductwork
- ◆ seal tops of plumbing walls, around fixtures in dropped ceilings
- ◆ seal around plumbing fixtures and pipes
- ◆ seal around light fixtures and light switches
- ◆ seal gaps where floors, walls, and ceilings meet
- ◆ seal crawl space around bathtubs
- ◆ install glass doors on fireplaces
- ◆ keep fireplace damper closed except when you have a fire
- ◆ insulate raised floors
- ◆ replace furnace and air conditioning filters once a month
- ◆ install water heater blanket

B. Natural Lighting

Daytime interior lighting costs can be significantly reduced or eliminated with the use of properly designed and located skylights.

C. Lowering Lighting Costs

Lighting a home accounts for almost 25 percent of the total electricity usage each month. Many products are available to help residents reduce home lighting costs.

- ◆ use three-way incandescent bulbs whenever possible to maintain the level of light you need for various activities
- ◆ convert incandescent bulbs to fluorescent lamps with screw-in bases, where possible
- ◆ replace the coated 7-watt incandescent bulb in the night light with a clear 4-watt type
- ◆ install single-socket ceiling fixtures that use high-wattage ER (elliptical reflector) incandescent bulbs. Multiple socket fixtures cost more to light.
- ◆ replace 100-watt or 150-watt reflector bulbs in ceiling fixtures with 50-watt or 65-watt ER bulbs
- ◆ replace the 200-watt incandescent bulb in the kitchen with a two-lamp 40-watt fluorescent fixture
- ◆ install low-watt deluxe warm white fluorescent lamps under cabinets to minimize use of over-head lighting
- ◆ convert bathroom incandescent fixture to a fluorescent one
- ◆ install a photocell on outdoor security lighting
- ◆ repaint dark colored walls a lighter color
- ◆ turn off lights when not needed

D. Solar Energy

Solar energy is a practical, cost effective, and environmentally sound way to heat and cool a home. In California, with its plentiful year-round sunshine, the potential uses of solar energy are numerous. With proper design, this resource provides for cooling in the summer and heating in the winter; it can also heat water for domestic use and swimming pools and generate electricity.

There are two basic types of solar systems: active and passive. In passive solar systems, the building structure itself is designed to collect the sun's energy, then store and circulate the resulting heat similar to a greenhouse. Passive buildings are typically designed with a southerly orientation to maximize solar exposure, and are constructed with dense materials such as concrete or adobe to better absorb the heat. Properly placed windows and overhanging eaves also contribute to keeping a house cool.

Active systems collect and store solar energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system.

Although passive systems generally maximize use of the sun's energy and are less costly to install, active systems have greater potential application to both cool and heat a house and provide hot water. This may mean lower energy costs for Colusa residents presently dependent on conventional fuels. The City encourages the use of passive solar systems in new residential construction.

E. Energy Conservation Programs

The Pacific Gas and Electric Company (PG&E) offers many free or low cost energy conservation programs such as the following:

- ◆ Energy audits; PG&E personnel visit homes, "audit" energy use, and provide suggestions and recommendations.
- ◆ Energy surveys are an option to energy audits. Energy surveys are mailed to residents, who complete a questionnaire in the privacy of their own homes, return them to PG&E, and receive a written list of recommendations.
- ◆ "Time of Use" program, which encourages residents to limit or curtail energy use between noon and 6 pm, Monday through Friday, in return for a reduced energy rate.
- ◆ Energy Partners; low income neighborhoods are targeted and PG&E provides free weatherization, showerheads, window replacement, and lighting fixtures free of charge.
- ◆ Shade Tree Program; participating nurseries provide rebates toward the purchase of shade trees.
- ◆ Ener-Genius is a grade school program where PG&E personnel visit the classroom and provide students with information on energy conservation.
- ◆ Rebate coupons for heater blankets, filters, shower-heads, etc.
- ◆ Under strict income guidelines, low income families may be eligible to receive a free refrigerator or heaters.
- ◆ Low income elderly persons may receive a free microwave oven. Participants are generally referred by local nutrition programs.
- ◆ Under income guidelines, low income households may be eligible for a 15% reduction in their energy bill.

F. New Construction

The City of Colusa will continue to require the incorporation of energy conserving appliances, fixtures, and other devices into the design of new residential units. The City will also continue to review new subdivisions to ensure that each lot optimizes proper solar access and orientation to the extent possible.

PG&E has a New Construction Incentive Program that pays incentives to builders who reduce the estimated cooling requirements of a home by 10 percent or more from current Title 24 energy efficiency requirements. They also provide incentives for other energy-saving construction techniques and appliances. Customers can receive additional money by installing high performance windows. Customers must apply and be approved before enhancement features are installed. The completed home must be served by PG&E electricity.

PG&E has a multi-family direct rebate program which provides rebates and incentives to multi-family owners and developers to upgrade energy efficiency in the common areas of a project. In addition, they have a substantial rebate program for apartment owners and developers who purchase more than five refrigerators at a time.

Tables 33 and 34 outline energy conservation features for new construction and existing units and energy conservation measures for residents.

TABLE 33
ENERGY CONSERVATION FEATURES
FOR NEW CONSTRUCTION AND EXISTING UNITS

A. Energy-efficient Equipment

1. gas ranges with pilotless ignitions
2. gas water heaters
3. gas forced air furnaces with pilotless ignitions
4. wall furnaces with automatic thermostats
5. clothes dryers with pilotless ignitions
6. electric ranges with heat resisting glass surfaces
7. programmable thermostats
8. clothes dryers with load specific timing

B. Energy-efficient Support Measures

1. plant a shade tree; call PG&E for assistance
2. thermostats with setback capability
3. clogged-filter indicators on heating systems
4. fireplace dampers with exposed handles
5. heat-exchangers in fireplace or free-standing solid fuel units
6. humidifiers added to heating systems
7. flue dampers as integral part of forced air unit heating systems

C. Energy-efficient Construction

1. double-glazed windows and doors
2. glass area less than 12 percent of heated space
3. foam-filled (or equivalent) insulated exterior doors
4. insulation in attic increased to R22 or R30
5. insulation in walls increased to R19
6. slab perimeter insulation R7 or greater
7. hot water pipe insulation of one-half inch or more in unheated areas
8. R7 or greater insulation under wood floors

D. Energy-efficient Electrical Equipment

1. air economizers in conjunction with cooling system
2. dishwashers with power saving drying cycles
3. air conditioning (central) or room units with Energy Efficiency Rating of 9 or more
4. florescent lighting in kitchen, baths, and recreation rooms

Source: Pacific Gas and Electric Company (PG&E), March 1993.

TABLE 34
ENERGY CONSERVATION MEASURES FOR RESIDENTS

A. Heating

1. Keep room temperature at 65 degrees or lower and turn heating control down at night or when away from home. Install a thermostat with a night setback feature.
2. Draw draperies at night to limit heat loss; open them on sunny days to let heat in.
3. Close damper when fireplace not in use.
4. Check furnace filter monthly.
5. Turn off furnace pilot at end of heating season.
6. Weatherstrip windows and doors.
7. Caulk crack around windows and doors.

B. Water Heating

1. Take fast showers.
2. Repair leaky faucets.
3. Install water-saving showerheads, which restrict water flow.
4. Operate dishwashers only for full loads.
5. Set water heater thermostat below "normal." Turn to "pilot" position when away for extended periods of time (one week or longer).

6. Use cold water for operating food waste disposer and for pre-rinsing dishes.
7. When hand-washing dishes, avoid rinsing under continuous hot running water.
8. Insulate water heater with insulation blanket.

C. Laundry

1. Wash and dry full loads, or adjust water level for the size of the load.
2. Wash clothes in warm or cold water.
3. Do not over-dry clothes; follow manufacturer's instructions for drying time.

D. Cooking

1. Reduce cooking heat to simmer after cooking starts.
2. Cook by time and temperature; avoid opening oven door while food is cooking.
3. Use one-place cooking when possible; prepare meals using only the oven, broiler, or top burner.
4. Make sure all burners are off when not in use.

Source: Pacific Gas and Electric Company (PG&E), March 1993.

APPENDICES

APPENDIX A

CHECKLIST TO CONFIRM

LACK OF AT-RISK UNITS

Date August 23, 1993

although redevelopment funds have been used for multifamily rental units, staff responsible for this program indicate there are no affected units because

 a) income-restrictions for occupancy were not required for existing units, or

 b) other reasons: _____

4. FmHA Section 515 Rural Rental Housing Loans

 jurisdiction has not been located in a qualifying rural FmHA area

 according to information made available by HPD, there are no such eligible projects reported by FmHA within the community or unincorporated area

 x FmHA staff checked the status of * (see below) development(s) and reported that it is not eligible for prepayment or not eligible for prepayment within the ten-year analysis period.

 * Colusa Greens and Colusa Gardens

5. State and local multifamily revenue bond programs

 x no bond-financed units eligible to terminate affordability controls within the next ten years were reported in the following publication: 1990 Annual Summary: The Use of Housing Revenue Bond Proceeds, California Debt Advisory Commission, and

 local housing authority staff indicate there are no such units within the community.

6. Local in-lieu fee programs or inclusionary programs

 x jurisdiction has not had an in-lieu fee or inclusionary program

 staff responsible for these programs indicate no affected units

Page Three
Attachment A Checklist

7. Developments which obtained a density bonus and direct government assistance pursuant to Government Code Section 65916.

 x jurisdiction has no projects approved pursuant to this law

 staff responsible for this program indicate no affected units

8. Additional comments related to any of the above:

lmwb:preserve.he

APPENDIX B
RESIDENTIAL DEVELOPMENT STANDARDS
BY ZONING DISTRICT

ARTICLE 5. R-1 SINGLE FAMILY RESIDENCE DISTRICT — REGULATIONS

Sec. 5.01 The following specific regulations and the general rules set forth in Article 30 shall apply in all R-1 Districts. It is intended that this district classification be applied in areas subdivided and used, or designated to be used for single family residential development.

Sec. 5.02 Uses Permitted.

(a) One-family dwellings, including private garages, accessory buildings and uses.

(b) Agriculture, horticulture, gardening, keeping of animals as permitted by City Ordinance, but not including stands or structures for the sale of agricultural or nursery products.

(c) Underground utility installations, and above ground utility installations for local service except that substations, generating plants, public utility communication buildings and gas holders must be approved by the Planning Commission prior to construction, and the route of any proposed transmission line shall be discussed with the Planning Commission prior to acquisition.

(d) Public parks, schools, playgrounds, libraries, firehouses, and other public buildings and uses included in the Master Plan.

Sec. 5.03 Uses Requiring Use Permits.

(a) Public parks, schools, playgrounds, libraries, firehouses and other public buildings and uses not included in the Master Plan.

(b) Private and religious schools, nursery schools and day care centers.

(c) Churches, home occupations.

(d) Golf and country clubs.

(e) Temporary real estate offices, tract sales offices and advertising signs, and tract construction offices and equipment yards, for a period of not more than twelve (12) months.

Sec. 5.10 Minimum Height, Bulk and Space Requirements.

(a) Lot Area: 8,000 square feet.

(b) Lot Width: 80 feet, depth: 100 feet.

(c) Maximum Main Building Coverage: 35 percent of lot area.

(d) Front yard 25 feet.

(e) Side yard: Each side yard shall be not less than 10% of lot width, and in no case less than 5 feet except that the side yard on the street side of each corner lot shall not be less than 15% of lot width, and need not exceed 15 feet.

(f) Rear yard: 20 percent of the lot depth; may not be less than 15 feet, need not exceed 30 feet.

(g) Building Height Limit: 2 and $\frac{1}{2}$ stories, but not to exceed thirty-five (35) feet.

ARTICLE 6. R-2 TWO FAMILY RESIDENCE DISTRICT — REGULATIONS.

Sec. 6.01 The following specific regulations and the general rules set forth in Article 30 shall apply in all R-2 Districts. It is intended that this district classification be applied where two-family dwellings are, or are intended to be the dominant use.

Sec. 6.02 Uses Permitted:

(a) Uses as permitted in R-1 Districts (Sec. 5.02).

(b) Two-family dwellings.

Sec. 6.03 Uses Requiring Use Permits.

(a) Uses as permitted in R-1 Districts. (Sec. 5.03).

Sec. 6.10 Minimum Height, Bulk and Space Requirements. (Sec. 30.05e)

(a) Lot Area: 6,000 sq. ft. for single family dwellings.

3,500 sq. ft. per unit in duplex dwellings.

(b) Lot Width: Interior lots, 60 feet; depth: 100 feet.
Corner lots 70 feet; depth: 100 feet.

(c) Maximum Main Building Coverage: 40% of lot area.

(d) Front Yard: 25 feet.

(e) Side Yard: Each side yard shall be not less than 10% of lot width, and in no case less than 5 feet except that the side yard on the street side of each corner lot shall not be less than 15% of lot width, and need not exceed 15 feet.

(f) Rear Yard: 20% of lot depth, may not be less than 15 feet, need not exceed 30 feet.

(g) Building Height Limit: 2 and $\frac{1}{2}$ stories, but not to exceed thirty-five (35) feet.

ARTICLE 7. R-3 NEIGHBORHOOD APARTMENT DISTRICT — REGULATIONS.

Sec. 7.01 The following specific regulations and general rules set forth in Article 30 shall apply in all R-3 Districts. It is intended that this district classification be applied in areas where homes and small apartments are the desirable uses.

Sec. 7.02 Uses Permitted: Uses as permitted in the R-1 and R-2 Districts, three and four family dwellings.

Sec. 7.03 Uses Requiring Use Permits: Uses as permitted in R-1 Districts (Sec. 5.03).

Sec. 7.10 Minimum Height, Bulk and Space Requirements: (Sec. 30.05e)

(a) Lot Area: 6,000 square feet for single family dwellings.

(b) Lot Width: 60 feet, depth: 100 feet.

4,000 sq. ft. per unit for duplexes.

2,650 sq. ft. per unit for triplexes.

2,000 sq. ft. per unit for quadruplexes.

(c) Maximum Main Building Coverage: 40% of lot area.

(d) Front Yard: 25 feet.

(e) Side Yards: Each side yard shall be not less than 10% of lot width, and in no case less than 5 feet except that the side yard on the street side of each corner lot shall not be less than 15% of lot width, and need not exceed 15 feet.

(f) Rear Yard: 20% of the lot depth, may not be less than 15 feet, need not exceed 30 feet.

(g) Building Height Limit: 2 and $\frac{1}{2}$ stories, but not to exceed thirty-five (35) feet.

ARTICLE 8. R-4 GENERAL APARTMENT DISTRICT — REGULATIONS.

Sec. 8.01 The following specific regulations and the general rules set forth in Article 30 shall apply in all R-4 Districts. It is intended that this district classification be applied in areas where group dwellings and apartments are the logical and desirable uses.

Sec. 8.02 Uses Permitted:

(a) Uses permitted in the R-1, R-2, and R-3 Districts, group dwellings, multiple family dwellings and apartments.

(b) Parks, playgrounds, public and private schools, churches and religious institutions, libraries, day care centers and public buildings.

(c) Boarding and lodging houses.

(d) Private garages, or parking lots uncovered and screened by suitable walls or planting, when operated by or in conjunction with a permitted use.

(e) Subject to the securing of a use permit in each particular case; hotels, motels, hospitals, rest homes, sanitariums, mortuaries, and professional offices for doctors, dentists, architects, engineers, accountants, artists, authors, attorneys, real estate and insurance offices, medical and dental clinics, and other uses which, by formal action of the Planning Commission, are found to be similar to the foregoing; and clubs, lodges and fraternities, except those operated as a business or for profit.

(f) Incidental and accessory buildings and uses on the same lot with and necessary for the operation of any permitted use.

(g) Advertising signs pertaining directly to a permitted non-residential use on the property, and not to exceed one (1) sign of a maximum area of six (6) square feet for any such use, or as specified in use permit.

Sec. 8.10 Minimum Height, Bulk and Space Requirements: (Sec. 30.05e)

(a) Lot Area: 6,000 sq. ft. and otherwise as provided for R-3 Districts.

1,500 sq. ft. per unit for apartments containing five (5) or more units.

(b) Lot Width: 60 feet, depth: 100 feet.

(c) Maximum Main Building Coverage: 60 percent of lot area, but within required setbacks.

(d) Front Yard: 25 feet.

(e) Side Yards: Each side yard shall be not less than 10% of lot width, and in no case less than 5 feet except that the side yard on the street side of each corner lot shall not be less than 15% of lot width, and need not exceed 15 feet.

(f) Rear Yard: 20% of lot depth, may not be less than 15 feet, need not exceed 30 feet.

(g) Distances Between Main Buildings on Same Lot: 10 feet.

1. Group dwellings in a single row "side to side" series facing a side lot line; side yards to the rear of buildings, eight (8) feet; side yards in front of buildings, fourteen (14) feet.

2. Group dwellings in a double row "side to side" series facing a central court; side yards to the rear of buildings, eight (8) feet; width of central court, twenty-four (24) feet; distance between buildings, ten (10) feet.

3. The rear yard on a lot on which a dwelling group is constructed may be reduced to not less than twelve (12) feet. No building in a group dwelling development shall have the rear thereof abutting upon a street.

(h) Loading Area: As specified in Use Permit.

(i) Building Height Limit: 4 stories, but not exceed fifty (50) feet.

ARTICLE 27 OFF-STREET PARKING REQUIREMENTS GENERALLY.

Sec. 27.01 Parking Requirements: At the time of the erection of any building or structure hereinafter listed, or at the time any such building or structure is enlarged, or its capacity is increased, or the existing use is intensified, modified, or changed, and the cost of construction of said enlargement or intensification is 50 per cent or more than the value of the original building or structure as computed by multiplying by four the Colusa County Assessor's current assessed valuation of said original building or structure, there shall be provided for such new construction, enlargement or increased capacity and for the original building or structure the minimum off-street parking space for the total thereof, together with adequate provisions for safe ingress and egress, and such parking space shall at all times thereafter be maintained in connection with such building or structure. Any fractional space shall constitute one additional required space. For example, if computed requirements equal 9.2 spaces, ten spaces shall be required.

EXCEPTION: Presently zoned and developed commercial property is exempt from parking requirements.

In the event the enlargement or increase in capacity or intensification of use of an existing building or structure has a cost of less than 50 per cent of four times the Colusa County Assessor's assessed value of the original building or structure, in such case only the minimum off-street parking space specified herein for such enlargement, increase in capacity or intensification of use shall be required, and the property owner shall not be required to bring the off-street parking requirements for the existing building up to existing Code requirements.

<u>Use</u>	<u>Off-Street Parking Space Requirements</u>
(a) Single-family dwelling	1 Single Car Garage or Carport.
(b) Two-family dwelling	1 garage space per dwelling unit.
(c) Multiple-family dwelling	1½ parking spaces per dwelling unit
(d) Hotel	1 parking space per bedroom plus 2 additional parking spaces.
(e) Motel	1 parking space for each unit plus 2.
(f) Church, social hall, club, lodge, community center or other place of public assembly	1 parking space for each 5 seats in the principal seating area, or 1 parking space for every 45 square feet in the principal seating area, whichever is the greater, plus 1 passenger loading space.
(g) Day nurseries	1 parking space for each 200 square feet of gross floor area, plus 1 passenger loading space.
(h) Convalescent hospital	1 parking space for each 3 beds within the facility.
(i) Mortuary	1 parking space for every 4 seats in the principal seating area plus 3 parking spaces or 1 parking space for each 40 square feet in the principal seating area, whichever is the greatest.
(j) Theatre	1 parking space for every 4 seats in the theatre.
(k) Bowling alley	5 parking spaces per each bowling lane plus 1 parking space for each 200 square feet of gross floor area devoted to accessory uses.
(l) Professional office and personal service	1 parking space for each 300 square feet of gross floor area plus 1 parking space per office.

APPENDIX - C

Notice of Completion

Appendix C

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

SO

Project Title: 1994 Comprehensive General Plan and EIR Equivalent

Lead Agency: City of Colusa

Contact Person: Stanley M. Walker

Street Address: 425 Webster St.

Phone: (916) 458-4740

City: Colusa

Zip: 95932

County: Colusa

Project Location

County: Colusa

City/Nearest Community: City of Colusa

Cross Streets: N/A

Zip Code: 95932

Total Acres: 1.62 sq. miles

Assessor's Parcel No. N/A

Section: N/A

Twp.

Range: Mt. Diablo

Within 2 Miles: State Hwy #: 20 & 45

Waterways: Sacramento River

Base: Meridian

Airports: Colusa Co.

Railways: N/A

Schools: Colusa Unified School District

Document Type

CEQA: ☐ NOP ☐ Supplement/Subsequent ☐ Early Cons ☐ EIR (Prior SCH No.) ☐ Neg Dec ☐ Other ☒ Draft EIR/General Plan

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other

Local Action Type

☒ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, Parcel Map, Tract Map, etc.) ☐ Other

Development Type See individual elements regarding general development

☐ Residential: Units _____ Acres _____ ☐ Water Facilities: Type _____ MGD _____
☐ Office: Sq ft. _____ Acres _____ Employees _____ ☐ Transportation: Type _____
☐ Commercial: Sq ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☐ Industrial: Sq ft. _____ Acres _____ Employees _____ ☐ Power: Type _____ Watts _____
☐ Educational _____ ☐ Waste Treatment: Type _____
☐ Recreational _____ ☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document

☒ Aesthetic/Visual ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Agricultural Land ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Air Quality ☒ Geologic/Seismic ☒ Sewer Capacity ☐ Wetland/Riparian
☒ Archeological/Historical ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☐ Wildlife
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Growth Inducing
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Landuse
☒ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Cumulative Effects
☒ Fiscal ☒ Recreation/Parks ☒ Vegetation ☐ Other

Present Land Use/Zoning/General Plan Use Comprehensive General Plan with all seven mandated elements.

Project Description The project is a comprehensive updated General Plan for the City of Colusa, its incorporated area and Sphere of Influence. The General Plan document will provide all mandated elements including land use, housing, conservation, circulation, open space, noise and safety. In addition, the General Plan will include the Environmental Impact Report (EIR) for the project plan as a equivalent part thereof.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in.

Revised October 1989

GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

1400 TENTH STREET
SACRAMENTO, CA 95814

RECEIVED

AUG 17 1994

City of Colusa

August 15, 1994

STANLEY WALKER
CITY OF COLUSA
425 WEBSTER ST.
COLUSA, CA 95932

Subject: 1994 COMPREHENSIVE GENERAL PLAN AND EIR EQUIVALENT SCH #: 94073001

Dear STANLEY WALKER:

The State Clearinghouse has submitted the above named draft Environmental Impact Report (EIR) to selected state agencies for review. The review period is now closed and the comments from the responding agency(ies) is(are) enclosed. On the enclosed Notice of Completion form you will note that the Clearinghouse has checked the agencies that have commented. Please review the Notice of Completion to ensure that your comment package is complete. If the comment package is not in order, please notify the State Clearinghouse immediately. Remember to refer to the project's eight-digit State Clearinghouse number so that we may respond promptly.

Please note that Section 21104 of the California Public Resources Code required that:

"a responsible agency or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency."

Commenting agencies are also required by this section to support their comments with specific documentation.

These comments are forwarded for your use in preparing your final EIR. Should you need more information or clarification, we recommend that you contact the commenting agency(ies).

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Michael Chiriatti, Jr.', with a stylized flourish at the end.

Michael Chiriatti, Jr.
Chief, State Clearinghouse

Enclosures

cc: Resources Agency

Reviewing Agencies Checklist

KEY

S = Document sent by lead agency

X = Document sent by SCH

✓ = Suggested distribution

☐ Resources Agency
☐ Boating & Waterways
☐ Coastal Commission
☐ Coastal Conservancy
☐ Colorado River Board
☐ Conservation
☐ Fish & Game
☐ Forestry
☒ Office of Historic Preservation
☐ Parks & Recreation
☐ Reclamation
☐ S.F. Bay Conservation & Development Commission
☐ Water Resources (DWR)
Business, Transportation & Housing
☐ Aeronautics
☐ California Highway Patrol
☒ CALTRANS District # 3
☐ Department of Transportation Planning (headquarters)
☐ Housing & Community Development
☒ Food & Agriculture
Health & Welfare
☒ Health Services
State & Consumer Services
☐ General Services
☐ OLA (Schools)

Environmental Affairs

☐ Air Resources Board
☒ APCD/AQMD
☐ California Waste Management Board
☐ SWRCB: Clean Water Grants
☐ SWRCB: Delta Unit
☐ SWRCB: Water Quality
☐ SWRCB: Water Rights
☐ Regional WQCB # _____ (_____)

Youth & Adult Corrections

☐ Corrections

Independent Commissions & Offices

☐ Energy Commission
☐ Native American Heritage Commission
☐ Public Utilities Commission
☐ Santa Monica Mountains Conservancy
☐ State Lands Commission
☐ Tahoe Regional Planning Agency

☐ Other _____

Public Review Period (to be filled in by lead agency)

Starting Date June 30, 1994

Ending Date August 15, 1994

Signature *Nay Rainsberger*
CITY CLERK

Date June 29, 1994

Lead Agency (Complete if applicable):

Consulting Firm: _____

Address: _____

City/State/Zip: _____

Contact: _____

Phone: (____) _____

Applicant: _____

Address: _____

City/State/Zip: _____

Phone: (____) _____

For SCH Use Only:

Date Received at SCH _____

Date Review Starts _____

Date to Agencies _____

Date to SCH _____

Clearance Date _____

Notes:

APPENDIX - D



CITY OF COLUSA

P.O. BOX 1063 • COLUSA, CALIFORNIA 95932 • Phone 916-458-4740

in the Office of:

Stanley M. Walker
Planning Consultant

September 26, 1995

RESPONSE TO STATE DEPARTMENT OF CONSERVATION LETTER DATED AUGUST 5, 1994:

Agricultural Land Issues

Loss of Prime Agricultural Land and Agricultural Land Conversion

Approximately 400 acres of Prime Agricultural Land still exists in the City's Planning Area or Sphere of Influence.

It is unlikely the loss of several hundred acres in the City's Planning Area would have any significant impacts on the current and future agricultural operations since these lands comprise ten percent (10%) of the City's total Sphere of Influence (SOI) area of over 4300 acres and certainly a minor percentage less than one percent (1%) of the overall County Agricultural lands of over 200,000 acres

Cumulative impacts would be related to conversion of agricultural lands to urban uses within the City's Planning Area (SOI) and on the fringes thereof. However impacts on the agricultural sector would be positive as long as the City conforms to the General Plan and does not allow further development into the agricultural lands bordering the SOI.

The additional measures recommended by the State Department of Conservation would be implemented in conjunction with the adopted Sphere of Influence for the City of Colusa as approved by both the City and County in 1983 & 84.

Geologic and Seismic Hazards/General Plan Safety Element

These recommendations for inclusion of information and fault zone identification will be included in the General Plan/EIR in the appendix.

Stanley M. Walker
Planning Consultant

Memorandum

To: Project Coordinator
Resources Agency

Date: August 5, 1994

Stanley M. Walker
City of Colusa
425 Webster Street
Colusa, CA 95932

RECEIVED

AUG 10 1994

City of Colusa

From: Office of Governmental and Environmental Affairs
Department of Conservation

Subject: Draft Environmental Impact Report (DEIR) for Colusa General Plan; SCH# 94073001

The Department of Conservation (Department) has reviewed the DEIR for the above General Plan. The Department's review addresses seismic hazards and the County's General Plan Safety Element and issues of agricultural land conservation and farmland conversion.

Agricultural Land Issues

The Department's Office of Land Conservation monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act. To assess the project's impact on farmland conversion, the Department recommends that the Final EIR provide the following information.

Loss of Prime Agricultural Land and Agricultural Land Conversion

- An estimate of the amount of prime agricultural land that may potentially be lost due to implementation of the General Plan. Although these lands may be within the City's Sphere of Influence and designated for eventual urbanization, the eventual loss of prime agricultural land would still be a significant impact.
- Impacts on current and future agricultural operations.
- Cumulative impacts of the project on loss of agricultural land and growth-inducing impacts on agricultural land.

Mitigation Measures

The DEIR notes policies under the preferred or moderate growth alternative that may be used to lessen agricultural land conversion impacts. Some suggested additional measures include:

- Directing new growth to areas containing the least productive agricultural land.
- Encouraging and promoting development of vacant and under-utilized land to prevent urban sprawl.
- Discouraging annexation of agricultural property for speculation purposes.
- Encouraging development of agricultural lands already threatened by adjacent urban development or those containing property required for the extension of infrastructure or other public facilities before considering development on agricultural lands not subject to such urban pressures.
- Increasing densities or clustering residential units to retain in agricultural production.
- Protecting other farmland through conservation easements or Williamson Act contracts.
- Establishing buffers such as setbacks, berms, greenbelts and open space areas to separate farmland from urban uses (Many communities consider 300 feet to be sufficient to buffer impacts such as pesticide spraying, noise and dust.).
- Implementing right-to-farm ordinances.
- Adopting a farmland protection program utilizing transfer of development rights, purchase of development rights and conservation easements, and establishment of farmland trusts.

- Encouraging retention of agricultural uses on lands within and surrounding the planning area pending their annexation.

Geologic and Seismic Hazards/General Plan Safety Element

The Department of Conservation's Division of Mines and Geology review of this DEIR focused on the earthquake aspects contained within the Safety Element on page 100. To assist the City of Colusa, we provide some technical assistance in the form of earthquake information, an illustration of regional seismicity, and a comprehensive bibliography with citations of current geologic literature. The bibliography will be useful to readers and users of the General Plan. Based on our review of the draft General Plan, we suggest that the following information and fault zone identification be included in the Safety Element:

1. The City of Colusa is situated in the center of the Sacramento Valley which is bounded on both the east and west sides by fault zones with active seismicity.
2. Colusa is subject to regional seismic shaking from earthquakes anticipated to be approximately 30 to 50 km distant. In the past century Colusa has been repeatedly shaken by regional earthquakes at Intensity V to VI on the Modified Mercalli Scale. These earthquakes include the two 1892 Winters/Vacaville events, the 1906 M8¼ San Francisco earthquake, and the 1975 M5.7 Oroville earthquake. (Refer to Topozada and Parke, 1982; Topozada and others, 1981; Topozada, 1987; Sherburne and Hauge, 1975; Hill and other, 1991; Stover and Coffman, 1993).
3. The City of Colusa is located within Seismic Zone 3 of the 1994 Uniform Building Code (Figure 16-2). Procedures for seismic design of structures are published in Chapter 16 of the 1994 Uniform Building Code.
4. Utilizing probabilistic seismic hazard mapping techniques, a 1991 report published by the Federal Emergency Management Agency (FEMA, 1991, map numbers 10 and 12) indicates that the City of Colusa would likely be subject to seismic shaking of:
 - a maximum 0.3 second spectral response acceleration of $\approx 0.4g$, with a 90 percent probability of non-exceedance in 250 years.
 - a maximum 1.0 second spectral response acceleration of $\approx 0.2g$, with a 90 percent probability of non-exceedance in 250 years.
5. There are no active faults through or near the City of Colusa, as determined by the State Geologist under the Alquist-Priolo Earthquake Fault Zoning Act (Hart, 1992).
6. Design of new buildings in Colusa should take regional seismicity into consideration. The attached bibliography of geologic reports provides applicable earthquake related information.
7. Structures within Colusa that are most vulnerable to the effects of distant strong ground-motion would likely include:
 - (a) Unreinforced brick buildings;
 - (b) Unreinforced brick or stone chimneys;
 - (c) Structures which are not bolted down at the mudsill, and are thereby highly vulnerable to moderate horizontal ground motion;
 - (d) Top-heavy structures that may respond to sustained long-period ground motion as an inverted pendulum, such as water-towers, agricultural silos, and residential water heaters;
 - (e) Library shelving and grocery store shelving that is not cross-braced.

8. The California Seismic Safety Commission published (1993) two booklets for homeowners and commercial businesses containing practical earthquake safety suggestions, including seismic retrofitting of older structures and a guide to seismic safety reports. They are available at nominal cost from the Seismic Safety Commission (telephone 916-323-4213 for information). Please refer to the bibliography for the citations.
9. The 1994 Uniform Building Code, Chapters 16, 18, and Appendix 33 (or subsequent triennial editions, 1997, 2000) contains detailed methodology and procedures for seismic design of structures, foundations, and grading.

Significant Earthquake Fault Zones which may affect the City of Colusa

Swain Ravine fault zone

Located about 53 km east of Colusa, this is a segment of the Foothills fault system. Swain Ravine fault is believed to be a Quaternary fault capable of a magnitude 6.8 earthquake (Wesnousky, 1986). This fault zone is closely related to the Cleveland Hill fault which had significant surface rupture during the 1975 Oroville earthquake (magnitude 5.7) and the intensity of shaking at Colusa was $MMI = V$ (Sherburne and Hauge, 1975, p. 99). An earthquake of magnitude 6.8 on this fault would produce significant seismic shaking in Colusa, estimated about $MMI \geq VII$.

West Valley fault zone

This fault is located about 28 km distant west of Colusa along the west margin of the Sacramento Valley. While the West Valley fault zone is not presently considered to be an active fault with Holocene displacement (last 11,000 years), it is of concern to seismologists and geologists because it lies on a parallel trend with a known seismogenic zone. Additional subsurface geological studies may increase our understanding of the West Valley fault zone. The West Valley fault zone could be a source of earthquakes similar to 1983 Coalinga and 1892 Winters-Vacaville events. Refer to Eaton (1986) and Unruh and Moores (1992) for a review of the seismo-tectonic setting of Colusa, Yolo and Solano counties which lie on the southwest side of the Sacramento Valley.

Maacama fault

This is a known active fault zone about 90 km west of Colusa, approximately paralleling Highway 101. The Maacama fault has active surface creep and abundant historic earthquakes. According to Wesnousky (1986), the Maacama fault could generate a magnitude 7.6 earthquake which would be significantly felt in Colusa, possibly with some damage.

San Andreas fault

Located about 130 km west of Colusa, the San Andreas fault last ruptured along the entire Mendocino coastline with a magnitude $8\frac{1}{4}$ earthquake in 1906. Long-period ground motion was distinctly felt in Colusa, and the intensity of shaking has been estimated to be $MMI \approx VI$, based on historical records.

Willows fault

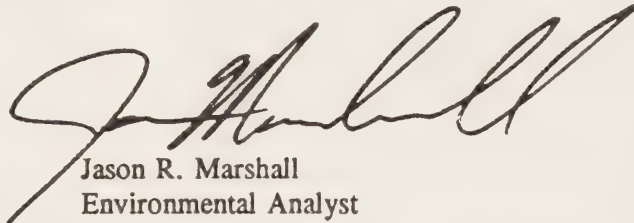
Located only 2 km east of Colusa, this major fault zone is currently believed to be not active in Holocene time, although it is still being studied by geologists and seismologists. Refer to Harwood and Helley (1987). The Willows fault trends north-south through the center of the Sacramento Valley and is known principally from deep natural gas wells. The Willows fault marks the western edge of granitic

rocks of the Sierra Nevada which are faulted against Cretaceous sedimentary rocks; it is entirely concealed beneath about 650 meters of Quaternary alluvium (sand, silt, gravel) which fills the Sacramento Valley.

The Department appreciates the opportunity to comment on the City of Colusa's General Plan. If you have any questions regarding these comments, please contact:

Seismic Hazards/Safety Element	–	Robert H. Sydnor, (916) 322-2562,
Agricultural Land Conservation	–	Ken Trott, (916) 324-0864,

or me at (916) 445-8733.



Jason R. Marshall
Environmental Analyst

Attachments

cc: Kenneth E. Trott
Office of Land Conservation

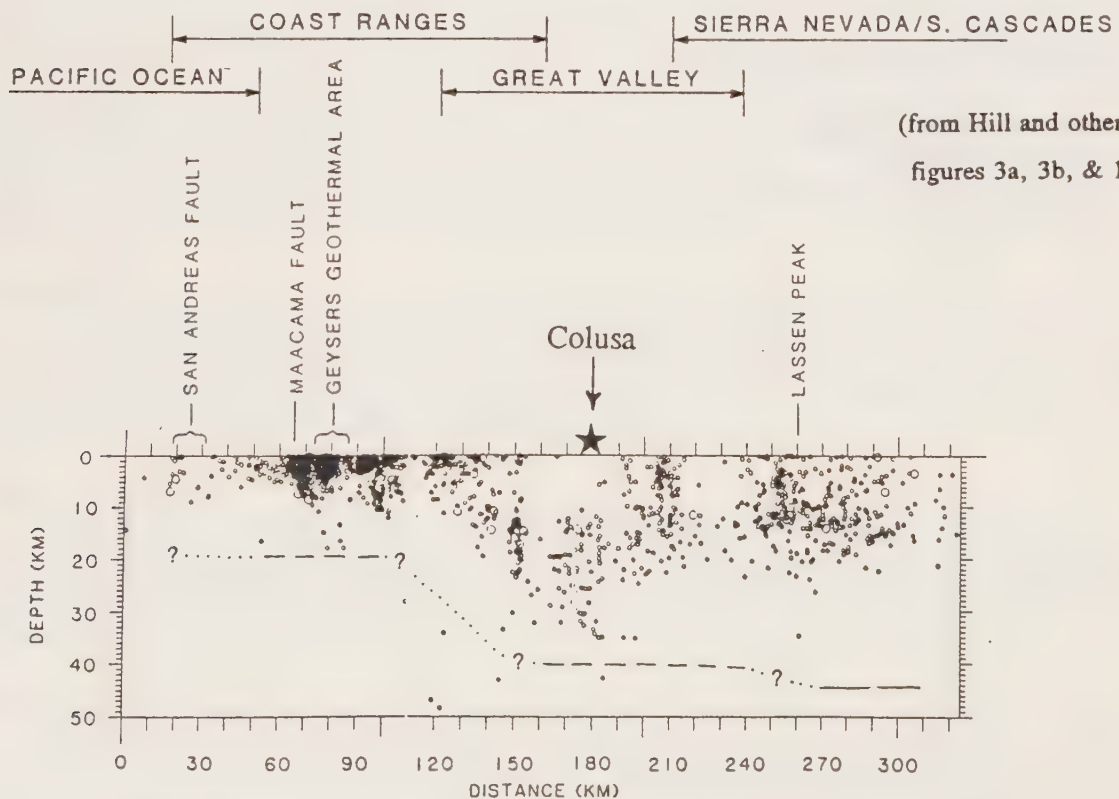
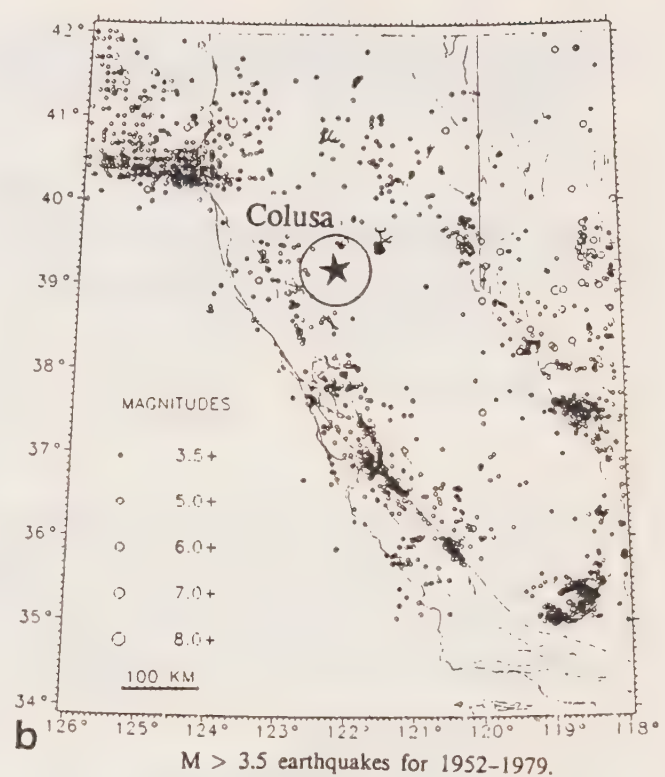
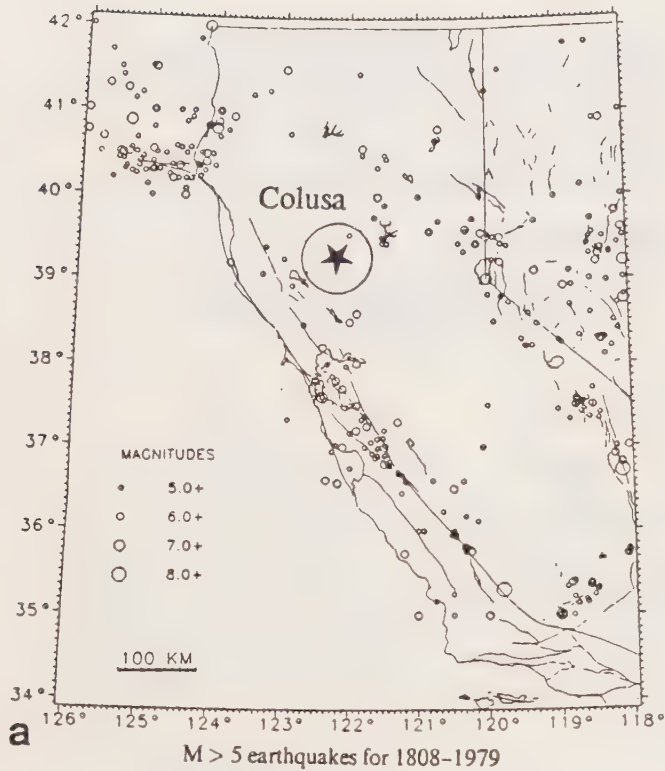
Robert Sydnor
Division of Mines and Geology

John Poundstone, President
Colusa County RCD
100 Sunrise Boulevard #B
Colusa, CA 95932

Historical Seismicity of Northern California with application to the City of Colusa

N. CALIF. 1808-1979
M > 1.5 NS > 8

N. CALIF. 1952-1979
M > 3.5



Cross Section of the Earth's Crust through the Sacramento Valley
Showing Spatial Distribution of Regional Earthquakes with Application to Colusa

Geology and Seismology References for the City of Colusa General Plan

- Bertoldi, G.L., Johnston, R.H., and Evenson, K.D., 1991, Ground water in the Central Valley, California; a summary report: U.S. Geological Survey Professional Paper 1401-A, p. A1-A44. *(A current summary for the entire Central Valley with abundant references to the literature.)*
- Blodgett, J.C., 1980, Flood data for the Sacramento River and Butte Basin, 1878 to 1978, Sacramento Valley, California: U.S. Geological Survey Open-File Report 80-971, 200 p.
- Bufe, C.G., Lester, F.W., Lahr, K.M., Seekins, L.C., and Hanks, T.C., 1976, Oroville earthquakes: normal faulting the Sierra Nevada foothills: *Science*, v. 192, p. 72-74. *(An authoritative summary of the 1975 Oroville earthquake sequence.)*
- Busacca, A.J., 1982, Geologic history and soil development, northern Sacramento Valley, California: University of California, Davis, doctoral dissertation, 348 p.
- Eaton, J.E., 1986, Tectonic environment of the 1892 Vacaville/Winters earthquake, and the potential for large earthquakes along the western edge of the Sacramento Valley: U.S. Geological Survey, Open-File Report 86-370, 11 p. *(Prepared for a seismicity evaluation of Yolo County as a candidate site for the SuperCollider - SuperConductor.)*
- FEMA, 1991, NEHRP recommended provisions for the development of seismic regulations for new buildings: Federal Emergency Management Agency, Reports 222 and 223, two volumes prepared for FEMA by the Building Seismic Safety Council, 119 p. and 237 p. *(Map sheets 6, 8, 10, and 12 apply to Colusa. Prepared by seismologists of the U.S. Geological Survey as a nation-wide effort in seismic microzonation utilizing latest methods in probabilistic seismic hazard mapping.)*
- Hart, E.W., 1992, Fault-rupture hazard zones in California: California Division of Mines and Geology, Special Publication 42, 1992 revised edition, 32 p. *(Shows the Cleveland Hill fault, south of Oroville, as the nearest active fault to Colusa.)*
- Harwood, D.S., and Helley, E.J., 1987, Late Cenozoic tectonism of the Sacramento Valley, California: U.S. Geological Survey Professional Paper 1359, 46 p., map scale 1:250,000. *(Map shows all faults in the Sacramento Valley and the approximate 650 meter depth to Cretaceous sedimentary rocks (basement rocks) under Colusa.)*
- Helley, E.J., and Harwood, D.S., 1985, Geologic map of the late Cenozoic deposits of the Sacramento Valley and northern Sierran Foothills, California: U.S. Geological Survey Miscellaneous Field Studies Map MF-1790, 5 sheets, scale 1:62,500, 24 page booklet. *(Best single reference for the young Quaternary sediments which occupy the Colusa area.)*
- Hill, D.P., Eaton, J.P., Ellsworth, W.L., Cockerham, R.S., Lester, F.W., and Corbett, E.J., 1991, The seismotectonic fabric of central California, in Slemmons, D.B., Engdahl, E.R., Zoback, M.D., and Blackwell, D.D., editors, Neotectonics of North America: Geological Society of America, Decade Map Volume 1, p. 107-132.
- ICBO, 1994, Uniform Building Code: Whittier, California, International Conference of Building Officials, 3 volumes. *(Chapters 16, 18 and A-33 apply in regards to seismic design, foundations, and grading.)*
- Jennings, C.W., 1994, Fault activity map of California and adjacent areas: California Division of Mines and Geology, Geologic Data Map 6, scale 1:750,000. *(Will be published in autumn 1994; faults are color-coded by recency of movement.)*
- Jennings, C.W., 1992, Preliminary fault activity map of California: California Division of Mines and Geology, Open-File Report 92-03, scale 1:750,000; with 76 page Appendix of citations. *(This map will be superseded in autumn 1994 by Geologic Data Map No. 6, cited above.)*
- Joyner, W.B., and Boore, D.M., 1988, Measurement, characterization, and prediction of strong ground motion, in Von Thun, J.L., editor, Earthquake engineering and soil dynamics II: American Society of Civil Engineers, Geotechnical Special Publication 20, p. 43-102. *(This is a standard reference for earthquake engineers.)*
- Lorens, P.J., 1978, Evaluation of ground water resources, Sacramento Valley: California Department of Water Resources, Bulletin 118-6, 136 p.
- Marks, S.M., and Lindh, A.G., 1978, Regional seismicity of the Sierran foothills in the vicinity of Oroville, California: Seismological Society of America Bulletin, v. 68, no. 4, p. 1103-1115. *(Describes the seismicity of the 1975 Oroville earthquake and its aftershocks.)*
- Mullen, J.R., Friebe, M.F., Markham, K.L., and Anderson, S.W., 1994, Water resources data, California Water Year 1993, volume 4, Northern Central Valley Basins and the Great Basin from Honey Lake Basin to Oregon State line: U.S. Geological Survey Water-data Report CA-93-4, 437 p.
- Olmstead, F.H., and Davis, G.H., 1961, Geologic features and ground-water storage capacity of the Sacramento Valley, California: U.S. Geological Survey Water-Supply Paper 1497, 241 p.
- Saucedo, G.J., 1992, Map showing recency of faulting, Chico Quadrangle, California, 1:250,000: California Division of Mines and Geology, Regional Geologic Map Series, Chico Quadrangle, Map No. 7A, Sheet 5. *(This fault map shows the location of the Swain Ravine fault and the Cleveland Hill fault. A bibliography of detailed fault reports which pertain to the Sierran foothills area east of Colusa County is included.)*
- Saucedo, G.J. and Wagner, D.L., 1992, Geologic map of the Chico Quadrangle, 1:250,000: California Division of Mines and Geology, Regional Geologic Map Series, Chico Quadrangle, Map No. 7A, Sheet 1. *(A regional geologic map covering the area east of Colusa recently compiled from 66 publications and theses; includes latest geologic faults and nomenclature.)*
- Sherburne, R.W., and Hauge, C.J., editors, Oroville, California, earthquake, 1 August 1975: California Division of Mines and Geology, Special Report 124, 151 p. *(A valuable source document for the 1975 earthquake which was significantly felt in Colusa.)*
- Stover, C.W., and Coffman, J.L., 1993, Seismicity of the United States, 1568-1989 (revised): U.S. Geological Survey Professional Paper 1527, 418 p. *(An up-to-date catalog listing all significant American earthquakes.)*

Seismic Safety Reports Useful for Property Owners

- Toppozada, T.R., 1987, 1892 Vacaville-Winters earthquake and the 1983 Coalinga earthquake: *California Geology*, v. 40, p. 84-85. (*Compares the similar sizes of the felt areas and uses this insight retroactively to estimate the magnitude of the 1892 events which were not recorded on any nearby seismograph.*)
- Toppozada, T.R., Real, C.R., and Parke, D.L., 1981, Preparation of isoseismal maps and summaries of reported effects for pre-1900 California earthquakes: California Division of Mines and Geology, Open-File Report 81-11, 182 p. (*Contains maps of the felt areas of older historic earthquakes, especially the two December 1892 earthquakes in the Winters-Vacaville area.*)
- Toppozada, T.R., and Parke, D.L., 1982, Areas damaged by California earthquakes, 1900-1949: California Division of Mines and Geology, Open-File Report 82-11, 65 p. (*Figure 8 indicates that Colusa was shaken at Modified Mercalli Intensity VI from the 1906 San Francisco M8 earthquake.*)
- Unruh, J.R., and Moores, E.M., 1992, Quaternary blind thrusting in the southwestern Sacramento Valley, California: *Tectonics*, v. 11, p. 192-203. (*A state-of-the-art reference by two University of California, Davis geologists.*)
- Uhrhammer, R.A., 1991, Northern California seismicity, in Slemmons, D.B. and others, editors, *Neotectonics of North America*: Geological Society of America, Decade Map Volume, Chapter 7, p. 99-106.
- USGS, 1979, Land use and land cover and associated maps for Chico 1:250,000 Quadrangle, California: U.S. Geological Survey, Open-File Report 79-1582. (*Useful for planning and zoning in the area east of Colusa.*)
- Wesnousky, S.G., 1986, Earthquakes, Quaternary faults, and seismic hazard in California: *Journal of Geophysical Research*, v. 91, no. B-12, pages 12,587-12,631. (*On page 12,607, this report lists a probable earthquake magnitude Mw 6.8 for both the Spenceville and Swains Ravine fault.*)
- Wong, I.G., Ely, R.W., and Kollmann, A.C., 1988, Contemporary seismicity and tectonics of the northern and central Coast Ranges - Sierran block boundary zone, California: *Journal of Geophysical Research*, v. 93, p. 7813-7833. (*Regional seismic setting of the Sacramento Valley.*)
- SSC, 1992, The homeowner's guide to earthquake safety: Seismic Safety Commission, State of California, 28 p. booklet. (*Available for purchase at \$2.25/copy from SSC at 1900 K Street, Suite 100, Sacramento, CA 95814-4186 or telephone 916-323-4213.*)
- SSC, 1992, The commercial property owners's guide to earthquake safety: Seismic Safety Commission, State of California, 32 p. booklet. (*Available for purchase at \$3.25/copy from SSC at 1900 K Street, Suite 100, Sacramento, CA 95814-4186 or telephone 916-323-4213.*)
- Yanev, Peter I., 1991, Peace of mind in earthquake country: San Francisco, Chronicle Books, 218 p., \$14.95. (*Contains practical advice and diagrams from a structural engineer about retrofitting or bracing homes to resist seismic shaking.*)



CITY OF COLUSA

P.O. BOX 1063 • COLUSA, CALIFORNIA 95932 • Phone 916-458-4740

in the Office of:

Stanley M. Walker
Planning Consultant

September 26, 1995

RESPONSE TO THE LETTER DATED AUGUST 11, 1994 FROM THE STATE
DEPARTMENT OF FISH AND GAME:

Tree preservation of all trees within the City's Sphere of Influence is a primary goal of the General Plan. Many implementation methods are currently in effect or planned for these significant trees.

Other general comments are noted.

Stanley M. Walker

DEPARTMENT OF FISH AND GAME

REGION 2
1701 NIMBUS ROAD, SUITE A
RANCHO CORDOVA, CALIFORNIA 95670

(916) 355-7020



August 11, 1994

RECEIVED

AUG 15 1994

City of Colusa

Mr. Stanley Walker
City of Colusa
425 Webster Street
Colusa, California 95932

Dear Mr. Walker:

The Department of Fish and Game (DFG) has received and reviewed the City of Colusa Draft General Plan (SCH 94073001). The DFG was pleased to review the well written and thought out plan and would like to commend the City of Colusa for its forethought and planning, especially as it relates to build-out of existing lots, retention and enhancement of landscape trees, preservation of Colusa's architectural heritage, and protection for adjacent valuable farmlands.

Area III (page 75, sphere of influence) east of "D" street contains many large native Valley Oaks. Future developments in this area should be planned to retain these valuable trees. Also, the Master Tree List (Appendix A) should include the native Valley Oak (Quercus lobata) and the native California Sycamore (Platanus racemosa). Besides the value of these trees to wildlife, both are important contributors to the history of Colusa and provided food, shade, building materials and fuel for early inhabitants.

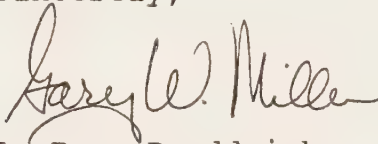
Since the draft plan addresses projected growth in the Colusa area and that growth can only be accomplished with expansion of the city, some comments for the future are appropriate. Future expansion and annexation by the City of Colusa may negatively impact wetlands, threatened and endangered species, and Sacramento River riparian habitats. While the Draft Plan states "it is unlikely these [rare] plant species would be located within the planning area" (pg 121), known communities of rare plants and wetlands habitats have been documented by the DFG and the US Fish and Wildlife Service in the areas south of Moon Bend Road and east of Highway 20. These wetland habitats support wintering Aleutian Canada geese, a Federally-listed Threatened species. Swainson's hawks, a State-listed Threatened species have been recorded from the Moon Bend area and from the Sacramento River just north of Colusa. Swainson's hawks are associated with river riparian forests along the Sacramento River, as are the yellow-billed cuckoo (State endangered) and the valley elderberry long-horned beetle (Federal threatened). While

Mr. Stanley Walker
August 11, 1993
Page Two

expansion into these areas of concern has not been proposed in the draft plan, DFG felt it was appropriate to inform the City of Colusa of the location of these sensitive areas to aid any future planning.

If we can be of further assistance, please contact Mr. Paul Hofmann, Associate Wildlife Biologist, at (916) 934-9309, or Ms. Cindy Chadwick, Environmental Services Supervisor, at (916) 355-7030.

Sincerely,


for L. Ryan Broddrick
Regional Manager

cc: Mr. Paul Hofmann
Department of Fish and Game
Rancho Cordova, California

Ms. Cindy Chadwick
Department of Fish and Game
Rancho Cordova, California



CITY OF COLUSA

P.O. BOX 1063 • COLUSA, CALIFORNIA 95932 • Phone 916-458-4740

in the Office of

Stanley M. Walker
Planning Consultant

September 26, 1995

RESPONSE TO THE LETTER DATED JULY 26, 1994 FROM THE STATE LANDS
COMMISSION:

Comments are noted. No response is necessary at this time.

Stanley M. Walker

STATE LANDS COMMISSION

LEO T. McCARTHY, *Lieutenant Governor*
GRAY DAVIS, *Controller*
RUSSELL S. GOULD, *Director of Finance*

RECEIVED
JUL 27 1994
City of Colusa

EXECUTIVE OFFICE
1807 - 13th Street
Sacramento, CA 95814-7187
ROBERT C. HIGHT
Executive Officer

July 26, 1994

File Ref.: SCH #94073001

Mr. James T. Burroughs
Projects Coordinator
The Resources Agency
1416 Ninth Street, Room 1311
Sacramento, CA 95814

Attention: Nadell Gayou

Mr. Stanley M. Walker
City of Colusa
425 Webster St.
Colusa, CA 95932

Dear Mr. Burroughs and Mr. Walker:

Staff of the State Lands Commission (SLC) has received the Draft Environmental Impact Report (DEIR) for the City of Colusa 1994 Comprehensive General Plan and EIR Equivalent, SCH #94073001, and would like to provide the following comments.

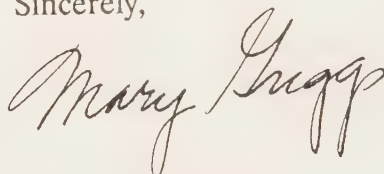
The State Lands Commission has jurisdiction over all State owned filled and unfilled tidelands, submerged lands and beds of navigable waterways. The State acquired ownership of all such lands within its boundaries upon its admission to the United States in 1850. The State holds these lands for the benefit of all its people for the public trust purposes of water related commerce, navigation, fisheries, water oriented recreation, and open space.

Shortly after becoming a State, California was also granted Sections 16 and 36 (2 square miles), or lands in lieu thereof, out of each township (36 square miles) then held by the federal government. The lands, classified as "School Lands", were given to the State to help support public education. While many of the School Lands were sold off over the years, the State retains an interest in approximately 1.3 million acres of mostly desert and forest lands. State legislation has mandated that revenues from these school lands accrue to the State Teachers Retirement System. The SLC also has jurisdiction and authority over School Lands and lieu lands.

Mr. James T. Burroughs
Mr. Stanley M. Walker
July 26, 1994
Page Two

The Commission should be consulted regarding any specific uses proposed for such lands. Inquiries may be submitted to the State Lands Commission, Division of Land Management, 1807 13th Street, Sacramento, California 95814, telephone (916) 445-1012.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mary Griggs".

MARY GRIGGS
Environmental Services
Division of Environmental
Planning and Management

cc: Dwight E. Sanders
Jane Sekelsky
OPR



CITY OF COLUSA

P.O. BOX 1063 • COLUSA, CALIFORNIA 95932 • Phone 916-458-4740

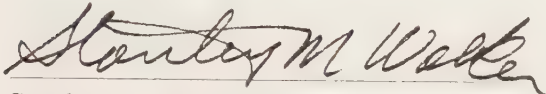
in the Office of:

Stanley M. Walker
Planning consultant

September 26, 1995

RESPONSE TO THE LETTER DATED DECEMBER 12, 1994 FROM THE COLUSA
UNIFIED SCHOOL DISTRICT:

Updated school enrollment figures and other information have been incorporated in the final
document.



Stanley M. Walker

Stan. FY

COLUSA UNIFIED SCHOOL DISTRICT

TRUSTEES

DR. DONALD R. BRANSFORD
MR. DAVE FORRY
MRS. CINDY STEIDLMAYER
MR. JOE STRUCKMEYER
MRS. VIRGINIA YERXA
MR. JAVIER RAMOS
STUDENT REPRESENTATIVE

745 TENTH STREET, COLUSA, CA 95932
PHONE (916) 458-7791

JIM MARK, Ed.D.
SUPERINTENDENT

RECEIVED

DEC 13 1994

City of Colusa



MISSION: DEVELOP
EFFECTIVE CITIZENS

December 12, 1994

Barbara Johnson, Administrative Secretary
City of Colusa
P. O. Box 1063
Colusa, CA 95932

REFERENCE: General Plan Language

Dear Ms. Johnson:

I received the copy of the City of Colusa City County Resolution #94-22, Resolution of the City Council of the City of Colusa Certifying the General Plan Environmental Impact Report as final and adoption the 1994 City of Colusa General Plan which affect the schools. You asked me to review the enclosed pages #48, 49 and 50 from the City of Colusa General plan for accuracy and to review the enrollment figures.

I have done this review and made the changes necessary to update the enrollment figures and the current impact fees, plus several other minor changes. Copies of the pages with the corrections are enclosed. Deletions are indicated with a strike-through and changes or additions are made in italics.

I am pleased the City Council allows adjustments to be made to update the plan. This assures us of having a more timely plan. If you have questions regarding the changes we have made, please contact this office.

Sincerely,

Jim Mark, Ed. D.
District Superintendent

des

Enclosures: (pages 48, 49, 50 City General Plan-Revised)

Following are the current enrollment figures:

Burchfield Primary (Grades K-3)	467	424
Egling Middle School	663	649
Colusa High School	397	440
Colusa Alternative High School	83	95
Our Lady of Lourdes	165	<u>165</u>
	- - -	
Total	1,775	1,773

Source:

Superintendent of Colusa Unified School District

Correspondence dated ~~October 20, 1992~~ November 30, 1994.

At the current time, Burchfield enrollment has exceeded it's capacity by four classrooms. Students are housed in four portables. The school currently operates three lunch schedules due to enrollment exceeding the capacity of the school.

Egling Middle School enrollment has exceeded its capacity by nine classrooms. These classes are currently housed in nine portables, and a tenth portable has been leased for a faculty workroom. A ~~County Schools' van is located as a semi-permanent facility and is being used for speech therapy.~~ Colusa has completed an architectural study that indicates only two more portable(s)

are located at the school. *When this happens,* an additional portable restroom building must be provided.

Colusa High School's capacity is approximately 500 students. *In 1993, two portable classrooms and a handicapped portable restroom was installed at the high school.* Colusa High School will experience-a rapid growth in enrollment over the next several years. If the school is to realize it's maximum capacity of 500 students, the school's curriculum and schedule will have to be changed.

The Colusa Alternative High School's enrollment is housed in two State emergency portables. An application for permanent facilities has been filed with the State Allocation Board. It is uncertain if, or when, the State will fund this project. The District's master plan calls for a three acre site; currently there is no land at the high school to expand this site.

Colusa Unified School District's facility master plan projects the need for two additional schools *when all available land is developed.* The plan indicates ~~they~~ the schools should be located in the southern part of the city where most of the growth is occurring.

California State law allows the school district to levy fees upon new residential and commercial development. The development fee is intended to provide funds for capital development of school

facilities to mitigate the impact of residential and commercial development upon school facilities. The current fee is ~~\$2.65~~ \$1.72 per square foot for residential development, and ~~\$.27~~ \$.28 for commercial development. These fees cover approximately 25% of new construction costs. The district is currently using these fees to lease portables.

The City has taken the initiative to require developers to mitigate the impact on schools by conditioning tentative maps. The City also passed Interim Urgency Ordinance #381 requiring the mitigation of the impact any development would have on schools. This ordinance was extended one full year. The city voted not to extend the ordinance for a second year, due to the lack of urgency conditions. Currently, there is a consensus that the impact of new development on school districts should be mitigated. There is lack of agreement on the amount of the fee.

Hospital

Colusa Community Hospital is a privately operated facility owned by Shama Corporation. The hospital has 56 beds, an acute care facility, a cardio-pulmonary department, a physical therapy department, a home health care program, an Intensive Care Unit and obstetrics unit. The facility is staffed by 140 employees, which equates to 110 full time positions.



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